

PLANNED RESIDENTIAL COMMUNITY (PRC) PLAN
RESTON HOSPITAL CAMPUS

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
FEBRUARY 13, 2009

PROJECT TEAM

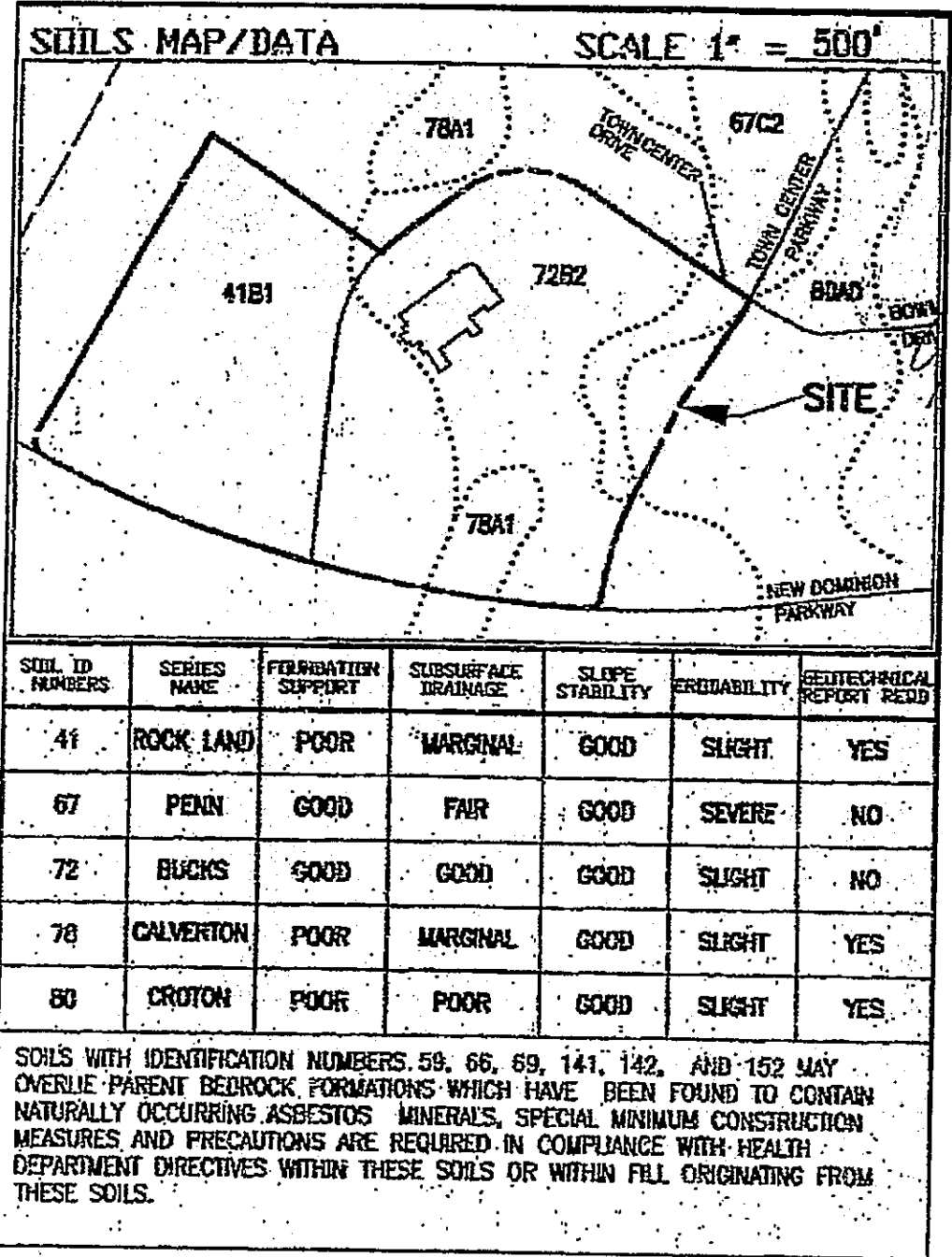
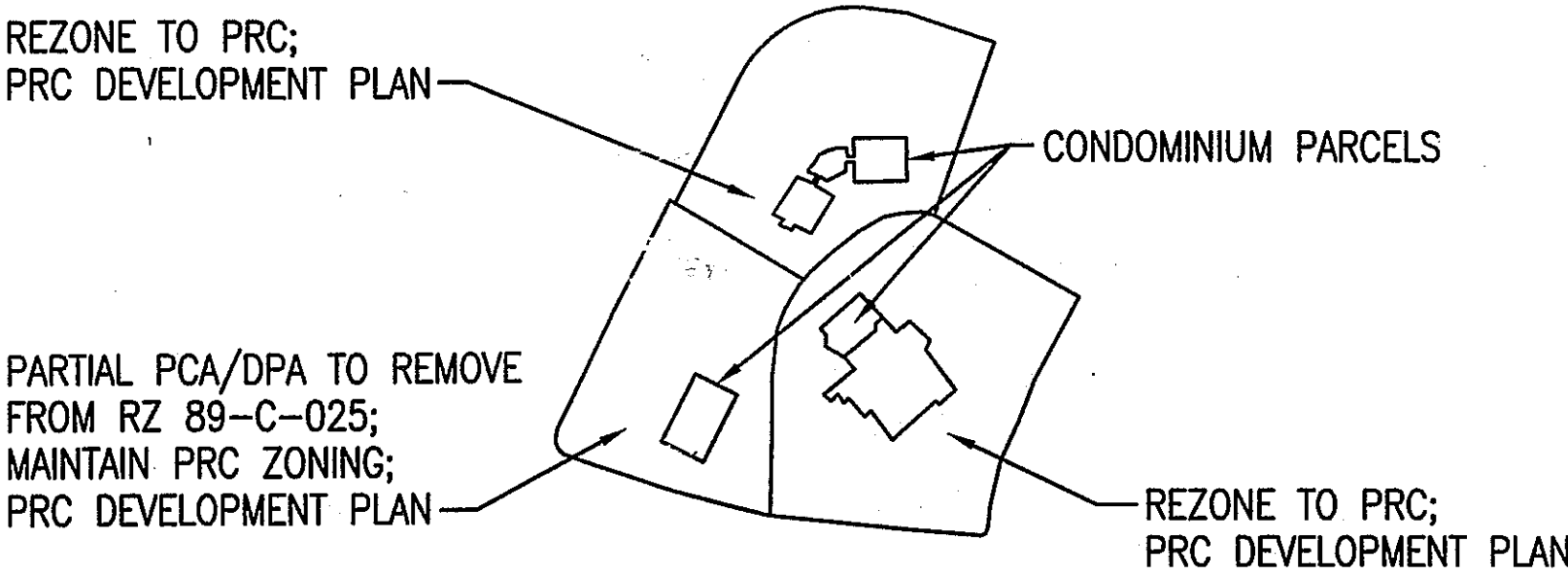
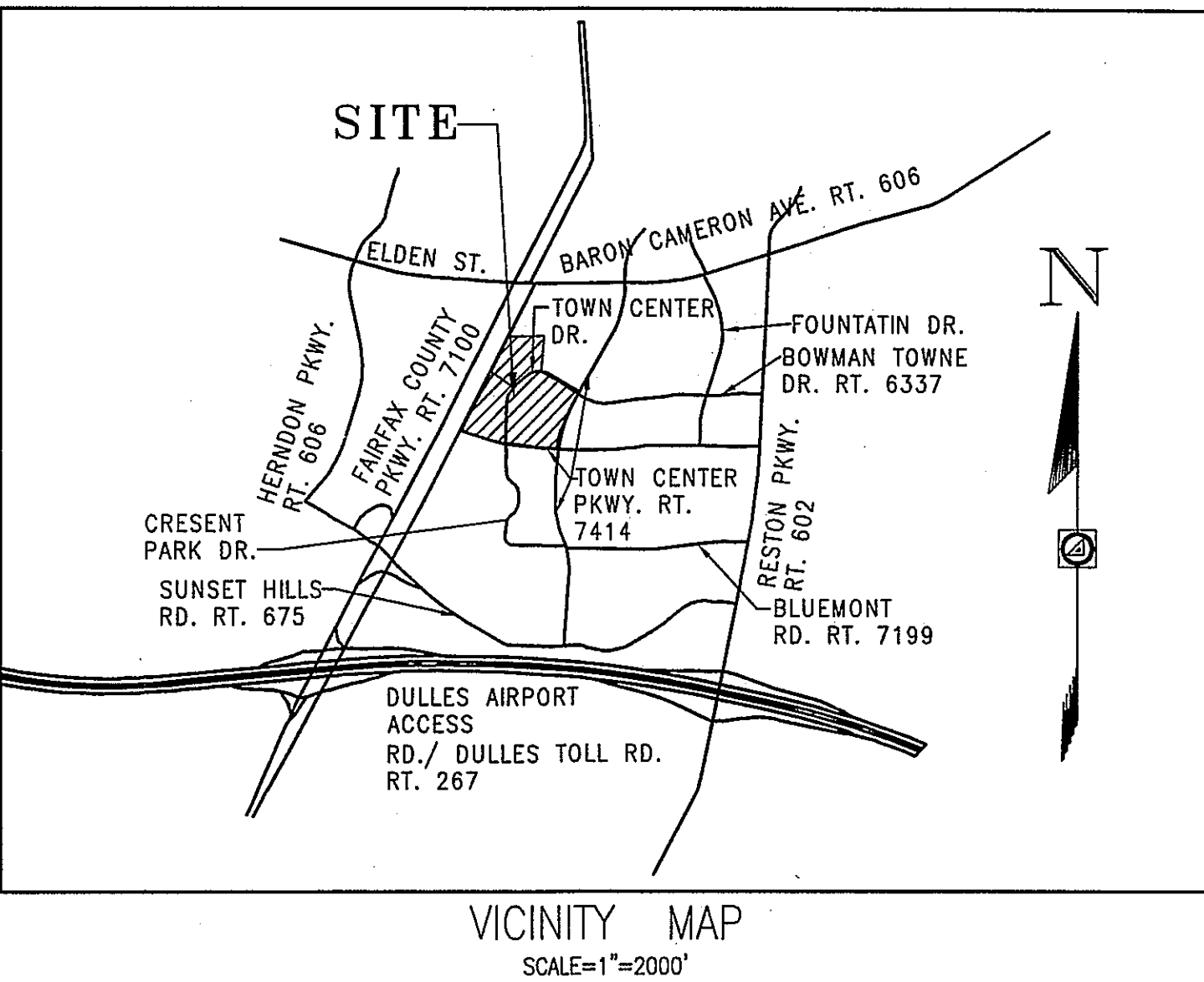
APPLICANT:
RESTON HOSPITAL CENTER
1850 TOWN CENTER PARKWAY
RESTON, VA 20190

CIVIL ENGINEER/ PLANNER/
LANDSCAPE ARCHITECT:
ADTEK ENGINEERS, INC.
3251 OLD LEE HIGHWAY, SUITE 405
FAIRFAX, VA 22030

ARCHITECT:
EARL SWENSSON ASSOCIATES
RICHARD L. MILLER, ARCHITECT
2100 WEST END AVENUE
VANDERBILT PLAZA, SUITE 1200
NASHVILLE, TN 37203

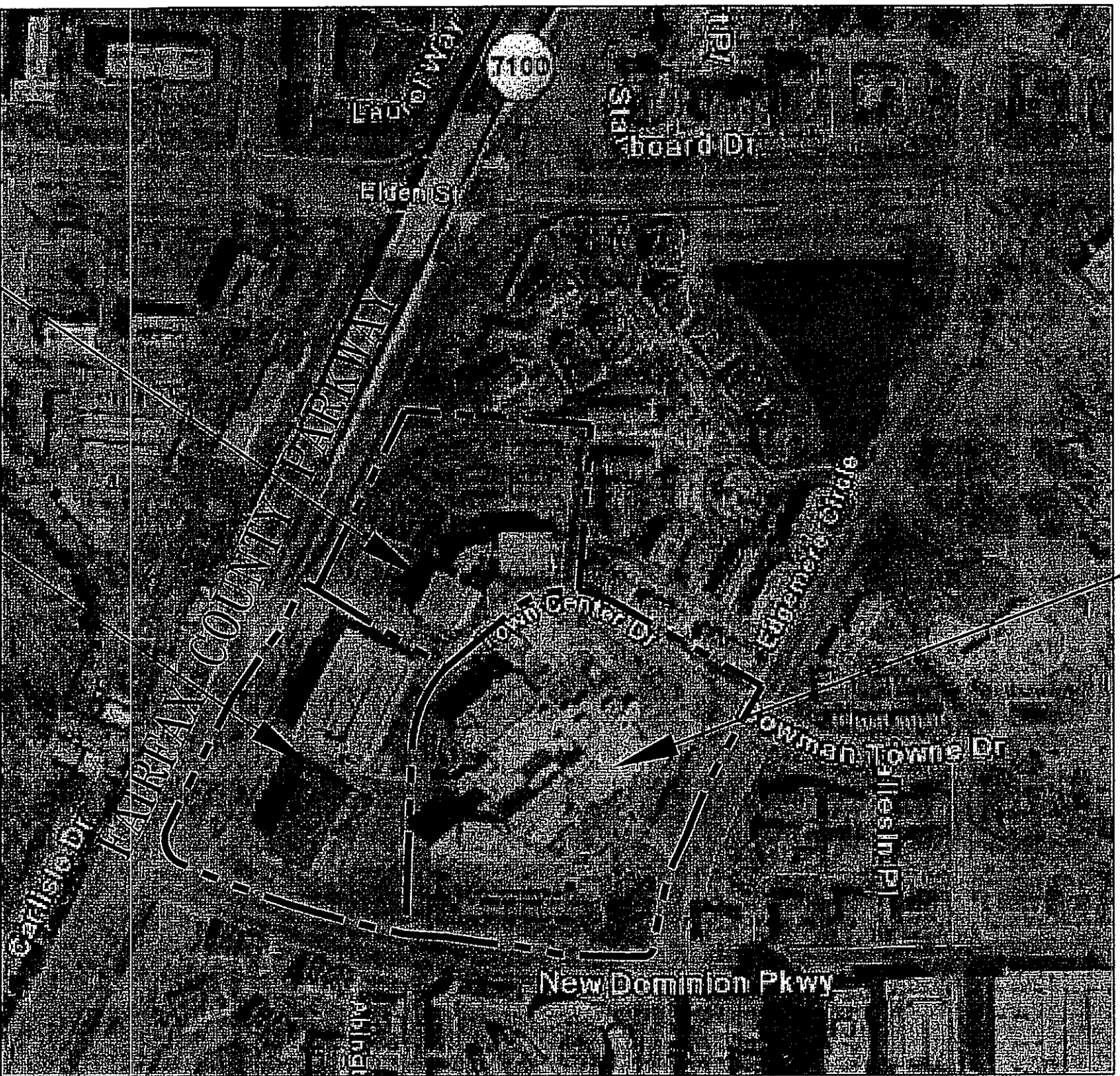
LAND USE ATTORNEY:
COOLEY GODWARD KRONISH, LLP
RESTON TOWN CENTER
11951 FREEDOM DRIVE
RESTON, VA 20190

TRAFFIC ENGINEER:
GOROVE/SLADE ASSOCIATES, INC.
3914 CENTREVILLE ROAD, SUITE 330
CHANTILLY, VA 20151



EXISTING I-5 7.50± A.C.
TO BE REZONED TO PRC

EXISTING PRC 9.33± A.C.
TO REMAIN PRC



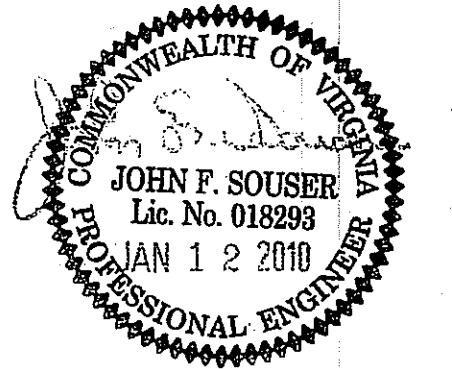
EXISTING C-3 14.81± A.C.
TO BE REZONED TO PRC

| SHEET INDEX | |
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| 4 | UTILITY PLAN |
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| 8 | PRELIMINARY BEST MANAGEMENT PRACTICES PLAN |
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Application No. PRC 2009-HM-014 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PC) (PC)
SEE PROFFERS DATED 1/12/10 PRC D.C. 1/25/10
Date of (BOS) (PC) approval 3/23/10
Sheet 1 of 14

RESTON HOSPITAL CAMPUS
HUNTER MILL DISTRICT
COVER SHEET
RESTON, VA

SCALE: NA
DRAWN BY: JCB
CHECKED BY: DP
DATE: 02/13/09
PROJECT NUMBER: 0801.14
SHEET# 1 OF 14



THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND ONLY IF IT IS STAMPED WITH AN ORIGINAL BLACK STAMP AND SIGNED IN BLUE.

| REVISION DATE | DESCRIPTION |
|---------------|-----------------------------|
| 04/08/09 | FLOOR AREA REVISION |
| 05/21/09 | RESPONSE TO COUNTY COMMENTS |
| 09/1/09 | RESPONSE TO COUNTY COMMENTS |
| 10/14/09 | RESPONSE TO COUNTY COMMENTS |
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Earl Swenson Associates
2100 West End Avenue, Vanderbilt Plaza
Nashville, Tennessee 37203

Richard L. Miller, Architect

ADTEK
CIVIL STRUCTURAL SPECIALTY ENGINEERING & LANDSCAPE ARCHITECTURE
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Phone: 703-691-4040 Fax: 703-691-4056
www.adtekengeers.com

RESTON HOSPITAL CAMPUS

1. LOCATION: FAIRFAX COUNTY TAX MAP 17-1--((1)) PARCELS 3H1, 15B, 17, AND 17-1--((19)) PARCELS B, C5, C6, 100, 201, 206, 207, 208, 209, 210, 301, 303, 308A, 308B, 310, 311A, 314A, 400, 406, 409, 410, 411A, 412A, AND 17-1--((14)) PARCELS 101, 103, 105, 110,111, 113, 115, 116,117,118, 120, 201, 202, 205, 206, 207, 209, 210, 212, 214, 215, 218, 220A, 222, 301, 303, 305, 306, 307, 308, 309, 310, 311, 312, 313, 315, 316, 317, 319, 320, 401A, 402, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 418, 419, 420, AND 17-1--((28)) PARCELS 100, 120, 130, 140, 150, 160, 180, 210, 220, 220A, 225, 230, 240, 250, 255, 260, 270, 280, 300, 300A, 310, 335, 340, 350 AND 460.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION: BOUNDARY INFORMATION FOR THE SUBJECT SITE IS TAKEN FROM AN ALTA SURVEY PREPARED BY B.W. SMITH IN FALL OF 2008 AND DOES REFLECT TITLE INFORMATION. TOPOGRAPHIC INFORMATION PRESENTED IS AT A ONE-FOOT CONTOUR INTERVAL AND IS BASED ON AERIAL MAPPING.
3. MINOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSITATED BY FINAL SITE DESIGN AND ENGINEERING AS DETERMINED BY THE DIRECTOR OF THE ZONING EVALUATION DIVISION, DEPARTMENT OF PLANNING AND ZONING.
4. WATER AND SEWER: THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. STORMWATER MANAGEMENT/ BEST MANAGEMENT PRACTICES (SWM/BMP): SEE PRELIMINARY STORMWATER MANAGEMENT PLAN, PRELIMINARY BEST MANAGEMENT PRACTICES PLAN AND OUTFALL ANALYSIS PLAN.
6. UTILITY EASEMENTS: TO THE BEST OF THE APPLICANTS KNOWLEDGE AND BELIEF, THE FOLLOWING EASEMENTS ARE MAJOR UNDERGROUND UTILITY EASEMENTS ON THE RESTON HOSPITAL CAMPUS:
- FAIRFAX COUNTY WATER AUTHORITY RECORDED IN DEED BOOK 5403 PAGE 1502.
- VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 5697 PAGE 27.
- COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 2671 PAGE 389.
- ATLANTIC SEABOARD CORPORATION RECORDED IN DEED BOOK 3079 PAGE 459.
7. PUBLIC IMPROVEMENTS: NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS PLAN.
8. CLEARING AND GRADING: THE APPROXIMATE LIMITS OF CLEARING AND GRADING ARE AS GENERALLY SHOWN.
9. TRAILS: THERE IS AN EXISTING EIGHT FOOT TRAIL THAT WAS BUILT AS PART OF THE FAIRFAX COUNTY PARKWAY CONSTRUCTION PROJECT NUMBER R-000-029-249-C-530 (DEED BOOK 11841 PAGE 1324). IN ADDITION, SIDEWALKS EXIST ON NEW DOMINION PARKWAY AND TOWN CENTER PARKWAY.
10. GRAVES: TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT, OR STRUCTURE MARKING A PLACE OF BURIAL ON THE RESTON HOSPITAL CAMPUS.
11. SCENIC ASSETS/ NATURAL FEATURES: THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PRESERVATION ON THIS PROPERTY.
12. HAZARDOUS MATERIALS: TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC MATERIALS ((AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (CFR) PARTS 116.4, 302.4, AND 355, COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CFR PART 280)) OR STORAGE TANKS OR CONTAINERS ON THE SUBJECT PROPERTY. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
13. SIGNAGE: ENTRY AND DIRECTORY SIGNAGE CURRENTLY EXIST ON SITE. ADDITIONAL SIGNAGE, IF ANY, WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN. ALL SIGNS SHALL COMPLY WITH THE ZONING ORDINANCE.
14. SCHEDULE: THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED ON THE NEEDS OF THE HOSPITAL.
15. FLOODPLAIN: THERE IS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC), RESOURCE PROTECTION AREA (RPA), OR RESOURCE MANAGEMENT AREA (RMA) ON THE RESTON HOSPITAL CAMPUS.
16. SOILS: THE FAIRFAX COUNTY SOILS MAP IS SHOWN ON THE COVER SHEET.
17. ARCHITECTURAL STATEMENT: THE ARCHITECTURAL ELEMENT FOR THE PROPOSED ADDITIONS AND GARAGES WILL BE CONSISTENT WITH THE EXISTING HOSPITAL AND THE EXISTING GARAGES.

BUILDING GROSS FLOOR AREA (GFA) TABULATIONS

EXISTING BUILDING AREA

| | |
|--|----------------------------|
| EXISTING HOSPITAL | 313,657 SF* |
| EXISTING MEDICAL OFFICE BUILDING | 66,800 SF |
| EXISTING MEDICAL OFFICE BUILDING | 124,763 SF |
| EXISTING MEDICAL OFFICE BUILDING | 125,000 SF |
| TOTAL BUILDING AREA | 630,220 SF |
| TOTAL SITE AREA FOR RESTON HOSPITAL CAMPUS | 31.65 AC (1,378,238 SF) |
| FLOOR AREA RATIO | 0.46 FAR |

PROPOSED BUILDING AREA

| | |
|--|----------------------------|
| TOTAL HOSPITAL AREA | 453,417 SF** |
| TOTAL MEDICAL OFFICE BUILDING AREA | 511,350 SF |
| TOTAL BUILDING AREA | 964,767 SF |
| TOTAL SITE AREA FOR RESTON HOSPITAL CAMPUS | 31.65 AC (1,378,238 SF) |
| MAXIMUM FLOOR AREA RATIO TO BE CONSTRUCTED ON THE PROPERTY | 0.70 FAR*** |

- * EXCLUDES 16,475 SF OF EXISTING CELLAR SPACE
- ** EXCLUDES 16,475 SF OF EXISTING CELLAR SPACE AND 35,555 SF OF PROPOSED CELLAR SPACE
- *** THE IMPROVEMENTS SHOWN ON SHEET 3 ADD UP TO A TOTAL OF 963,915 SQUARE FEET OF GFA ON THE PROPERTY, WHICH EQUATES TO A 0.71 FAR. WITH THIS PLAN, THE APPLICANT COMMTS TO CONSTRUCT NO MORE THAN A TOTAL OF 964,767 SQUARE FEET OF GFA ON THE PROPERTY, WHICH EQUATES TO A 0.70 FAR.

REQUIRED PARKING

| | |
|--|--------------|
| HOSPITAL: REQUIRED - 2.9 SPACES PER HOSPITAL BED - (339 BEDS): | 984 SPACES |
| MEDICAL OFFICE BUILDING: REQUIRED - 2.6 SPACES PER 1000 SF MEDICAL OFFICE BUILDING - 517,348 SF | 1,346 SPACES |
| TOTAL REQUIRED FOR RESTON HOSPITAL CAMPUS: | 2,330 SPACES |

PROVIDED PARKING

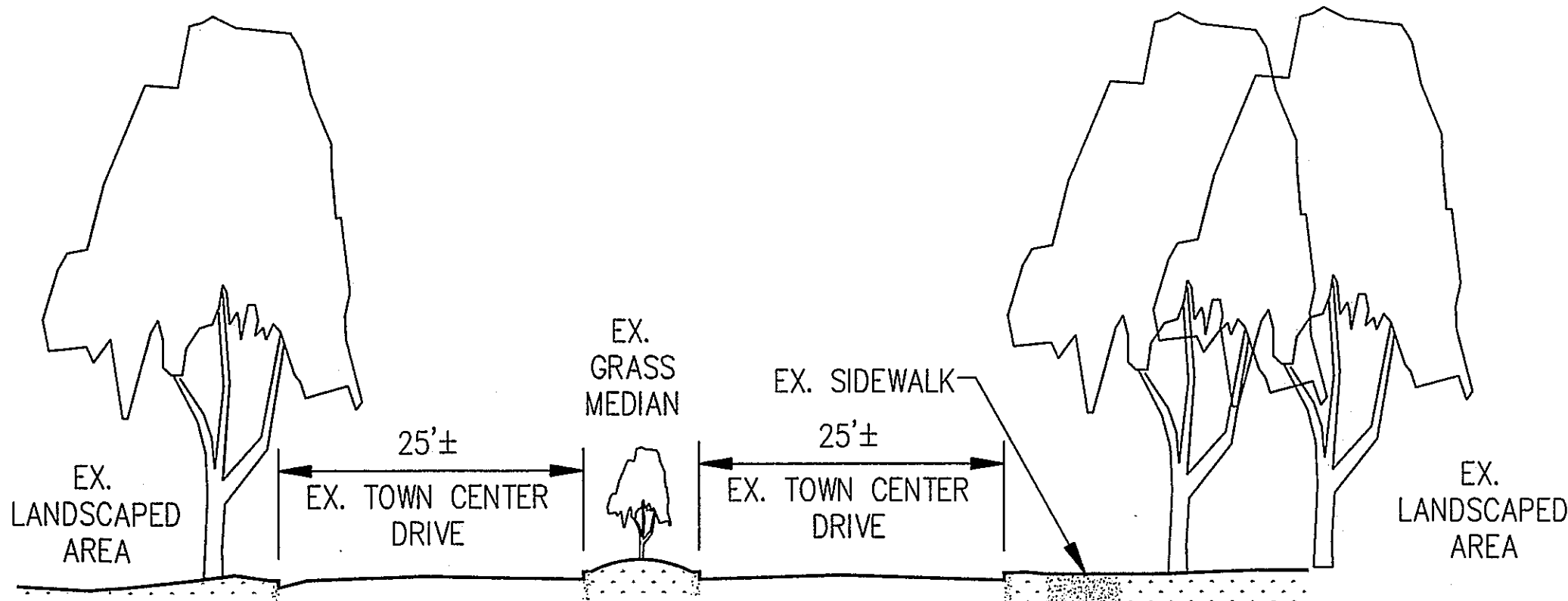
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| SURFACE PARKING PROVIDED: | 1,121 SPACES |
| GARAGE PARKING PROVIDED: | 1,493 SPACES |
| TOTAL PROVIDED PARKING: | 2,614 SPACES |

LOADING SPACES

| | |
|--|--|
| HOSPITAL: REQUIRED - 1 SPACE FIRST 10,000 SQ FT PLUS 1 SPACE EACH ADDITIONAL 100,000 SQ FT PROVIDE - 13 LOADING SPACES | |
|--|--|

OPEN SPACES CALCULATIONS

| | |
|--------------------------|----------|
| TOTAL SITE AREA | 31.65 AC |
| TOTAL OPEN SPACE | 9.10 AC |
| % OF OPEN SPACE PROVIDED | 28% |



EXISTING TOWN CENTER DRIVE CROSS SECTION

Application No. PRC 2009-HM-D14 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PRC)
SEE PROFFERS DATED 1/12/10 PRC O.C. 1/25/10
Date of (BOB) (PC) approval 3/23/10
Sheet 2 of 14

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

- Special Permits (9-011 2F & 2L) Special Exceptions (9-011 2F & 2L)
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L) PRC Plan (16-303 1B & 10)
FDP - P Districts (except PRC) 916-502 1F & 1Q) Amendments (18-202 10F & 10I)

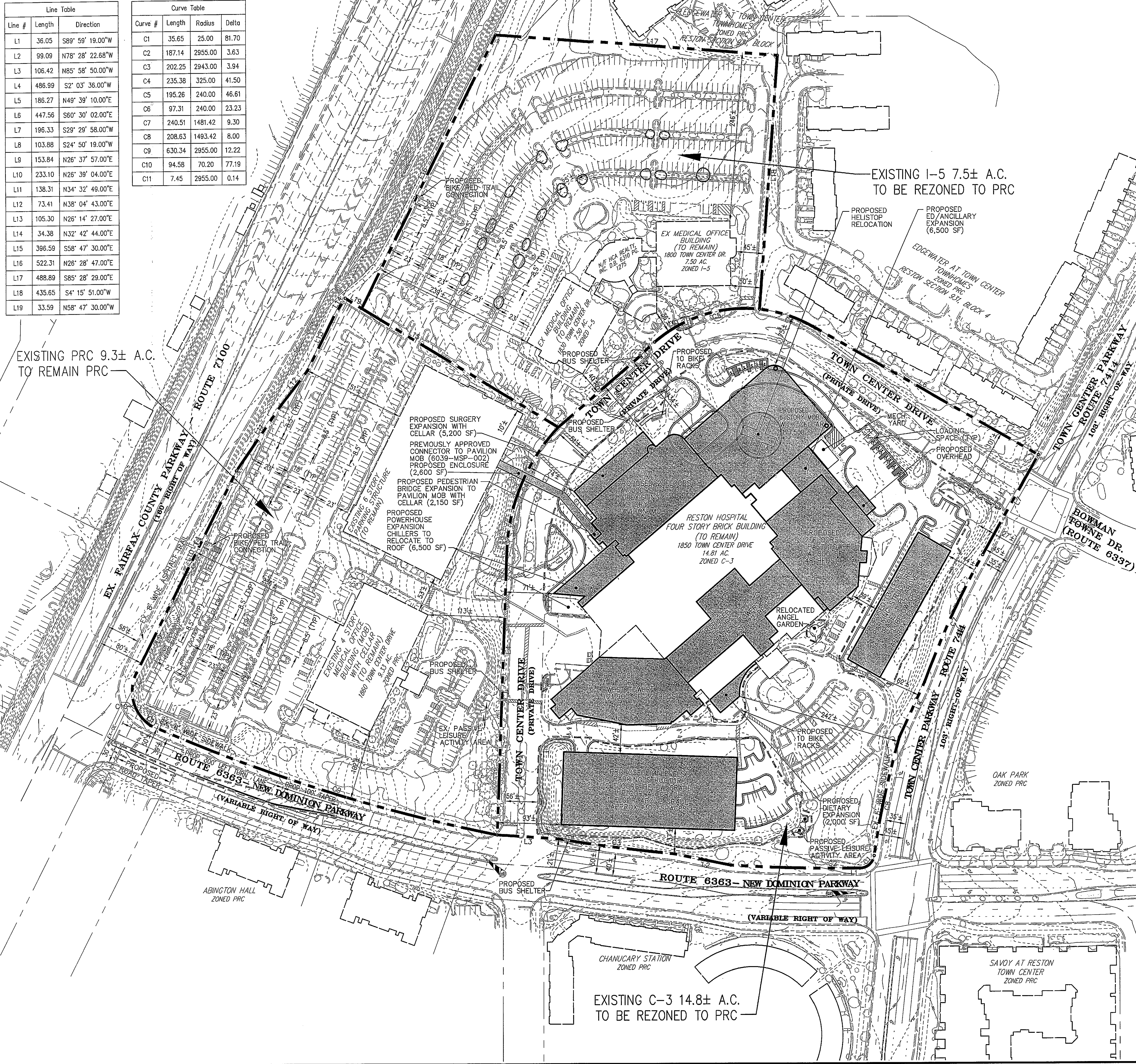
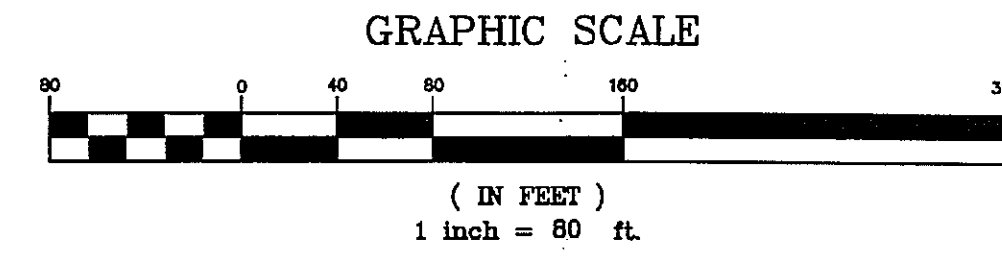
- ☒ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
- ☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 8 & 9.
- ☒ 3. Provide:
Facility Name/ Type & No. On-Site area served (acres) Off-Site area served (acres) Drainage area (acres) Footprint area (sf) Storage Volume (cf.) If pond, dam height (ft.)
(e.g., dry pond A, inflit. trench, underground vault, etc.)
EX SAND FILTER #1 5.3 - 5.3 - - -
EX SAND FILTER #2 2.3 - 2.3 - - -
Totals
- ☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet N/A.
Pond inlet and outlet pipe systems are shown on Sheet N/A.
5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- ☒ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 8, 9 & 10.
- ☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 8, 9 & 10.
- ☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 8, 9 & 10.
- ☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 8, 9 & 10.
11. A submission waiver is requested for N/A.
12. Stormwater management is not required because N/A.

Revised 2-21-2006

L:\Proj\080114 - Reston Hospital Comprehensive Plan Amendment\Draw\080114\DWG\PRC PLANNING STUDY\PRC PLAN C-03 SITE CONTEXT.dwg PLOTTED Jan 13, 2010

| Line Table | | |
|------------|--------|------------------|
| Line # | Length | Direction |
| L1 | 36.05 | S89° 58' 19.00"W |
| L2 | 99.09 | N78° 28' 22.68"W |
| L3 | 106.42 | N85° 58' 50.00"W |
| L4 | 486.99 | S2° 03' 36.00"W |
| L5 | 186.27 | N49° 39' 10.00"E |
| L6 | 447.56 | S60° 30' 02.00"E |
| L7 | 196.33 | S29° 29' 58.00"W |
| L8 | 103.88 | S24° 50' 19.00"W |
| L9 | 153.84 | N26° 37' 57.00"E |
| L10 | 233.10 | N26° 39' 04.00"E |
| L11 | 138.31 | N34° 32' 49.00"E |
| L12 | 73.41 | N38° 04' 43.00"E |
| L13 | 105.30 | N26° 14' 27.00"E |
| L14 | 34.38 | N32° 42' 44.00"E |
| L15 | 396.59 | S58° 47' 30.00"E |
| L16 | 522.31 | N26° 28' 47.00"E |
| L17 | 488.89 | S85° 28' 29.00"E |
| L18 | 435.65 | S4° 15' 51.00"W |
| L19 | 33.59 | N58° 47' 30.00"W |

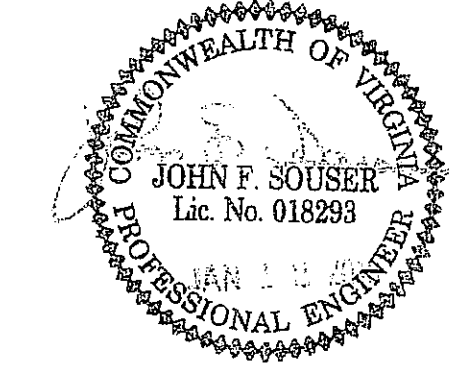
| Curve Table | | | |
|-------------|--------|---------|-------|
| Curve # | Length | Radius | Delta |
| C1 | 35.65 | 25.00 | 81.70 |
| C2 | 187.14 | 2955.00 | 3.63 |
| C3 | 202.25 | 2943.00 | 3.94 |
| C4 | 235.38 | 325.00 | 41.50 |
| C5 | 195.26 | 240.00 | 46.61 |
| C6 | 97.31 | 240.00 | 23.23 |
| C7 | 240.51 | 1481.42 | 9.30 |
| C8 | 208.63 | 1493.42 | 8.00 |
| C9 | 630.34 | 2955.00 | 12.22 |
| C10 | 94.58 | 70.20 | 77.19 |
| C11 | 7.45 | 2955.00 | 0.14 |



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(DP) (GDP) (CDP) (FDP) TRC
SEE PROFFERS DATED 1/12/10 PRC D.C. 1/25/10
Date of BOB (PC) approval 3/23/10
Sheet 3 of 14

RESTON HOSPITAL CAMPUS
HUNTER MILL DISTRICT
SITE CONTEXT - OVERALL MASTER PLAN
RESTON, VA

SCALE: 1" = 80'
DATE: 02/13/09
PROJECT NUMBER: 0801.14
SHEET # 3 OF 14
DRAWN BY: JCB
CHECKED BY: DP



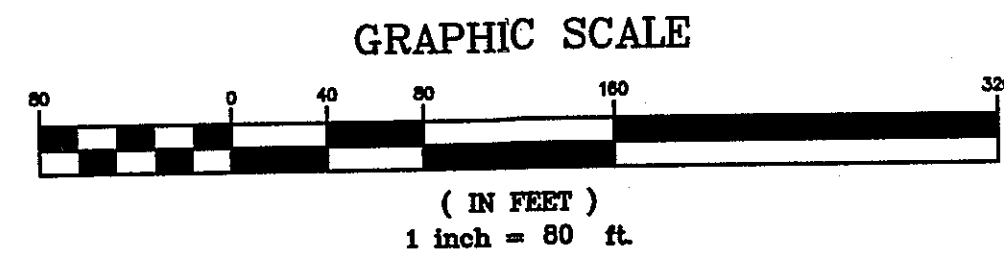
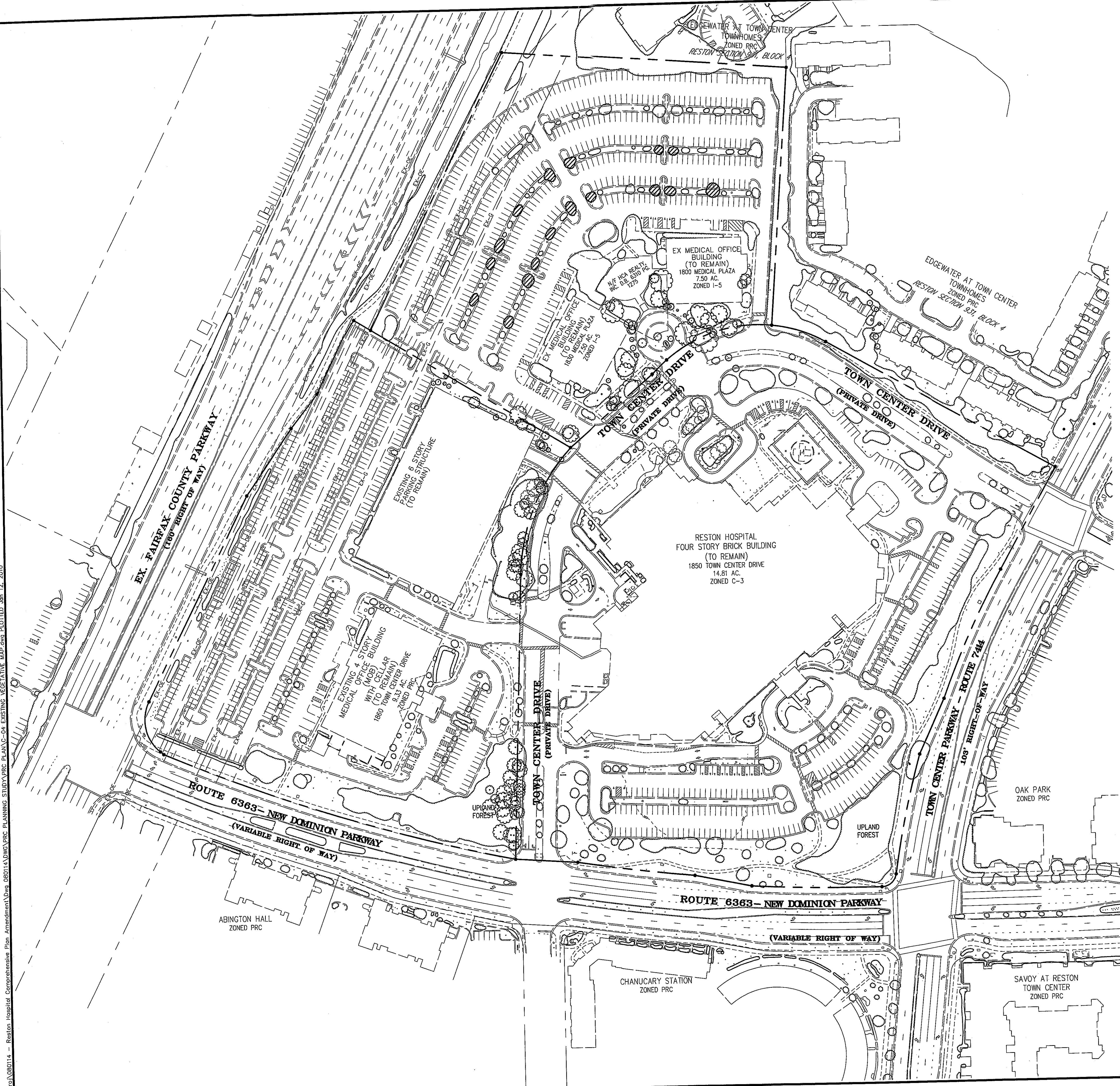
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| 04/08/09 | FLOOR AREA REVISION |
| 05/21/09 | RESPONSE TO COUNTY COMMENTS |
| 09/17/09 | RESPONSE TO COUNTY COMMENTS |
| 10/14/09 | RESPONSE TO COUNTY COMMENTS |
| 01/12/10 | NEW DOMINION PARKWAY REVISIONS |
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\\Pro\080114 - Reston Hospital Comprehensive Plan Amendment\Draw 080114.DWG PRC PLANNING STUDY\PRC PLAN\04 EXISTING VEGETATIVE MAP.dwg PLOTTED Jan 12, 2010



EXISTING VEGETATIVE NARRATIVE FOR RESTON HOSPITAL CAMPUS:

GENERALLY, THE EXISTING RESTON HOSPITAL CAMPUS CONSISTS OF THE MAIN HOSPITAL BUILDING, TWO MEDICAL OFFICE BUILDINGS, PARKING GARAGE, SURFACE PARKING, AND HELIPAD. ADJACENT PROPERTIES TO THE NORTH, EAST, AND SOUTH ARE TOWNHOMES AND LOW RISE CONDOMINIUM DEVELOPMENT. TO THE WEST IS FAIRFAX COUNTY PARKWAY AND THE TOWN OF HERNDON.

UPLAND FOREST HAS BEEN PRESERVED IN AREAS BETWEEN THE HOSPITAL CAMPUS AND NEW DOMINION PARKWAY (ROUTE 6363) CONSISTING OF OAK, HICKORY AND YELLOW POPLAR. UPLAND FOREST IS LOCATED ON THE EAST SIDE OF THE PARKING GARAGE AND BETWEEN THE DOCTOR'S PARKING AND TOWN CENTER PARKWAY.

THE REMAINDER OF THE HOSPITAL CAMPUS IS DEVELOPED LAND CONSISTING OF BUILDINGS, PARKING, AND PRIVATE DRIVE (TOWN CENTER DRIVE). SEVERAL PARKING LOT TREES LOCATED AT 1800 AND 1830 TOWN CENTER DRIVE ARE IN VARIOUS STAGES OF DECLINE. THOSE PARKING LOT TREES NOTED IN "POOR CONDITION" SHOULD BE REMOVED AND REPLACED WITH NEW TREES.

| RESTON HOSPITAL CAMPUS TABLE 12.12 10 - YEAR TREE CANOPY CALCULATION WORKSHEET | | | |
|--|---|--|-----------|
| THE EXISTING TREE CANOPY MEETS THE TREE PRESERVATION REQUIREMENT AS SHOWN BELOW. | | | |
| A. TREE CANOPY REQUIREMENT | | | |
| B1 | GROSS SITE AREA (SQUARE FEET): | | 1,378,238 |
| B2 | SUBTRACT AREA DEDICATED TO PARKS, ROAD FRONTAGE: | | 0 |
| B4 | ADJUSTED GROSS SITE AREA: | | 1,378,238 |
| B5 | PRC ZONE - HOSPITAL MEDICAL OFFICE BUILDING | | |
| B6 | PERCENTAGE OF 10 YEAR TREE CANOPY REQUIRED | | 10% |
| B7 | AREA OF 10 YEAR TREE CANOPY REQUIRED (SQUARE FEET): | | 137,824 |
| B8 | MODIFICATION OF 10 YEAR TREE CANOPY REQUIREMENTS? | | NO |
| C. TREE PRESERVATION | | | |
| C1 | TREE PRESERVATION TARGET AREA: (13% OF 137,824) | | 17,912 |
| C2 | TOTAL EX TREE CANOPY AREA: | | 140,767 |
| C3 | TOTAL EXISTING TREE CANOPY AREA TIMES 1.25 | | 175,959 |
| NOTE: THERE ARE NO UNIQUE, VALUABLE FOREST, WOODLAND COMMUNITIES, SPECIMAN, CANOPY, STREET TREES, OR TREE CANOPY WITHIN RESOURCE PROTECTION AREAS. | | | |
| C4-C9 | | | 0 |
| C10 | TOTAL OF C3, C5, C7, AND C9 | | 175,959 |
| D. TREE PLANTING | | | |
| D1 | AREA OF CANOPY TO BE MET THROUGH TREE PLANTING: | | -38,135 |
| THEREFORE, THE EXISTING VEGETATION MEETS THE TREE CANOPY REQUIREMENT. | | | |

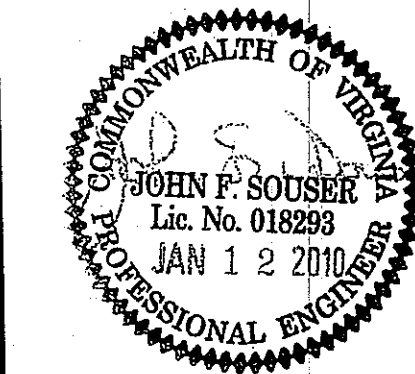
PLANT LEGEND

- ⊗ DENOTES TREES IN VARIOUS STAGES OF DECLINE
- DENOTES EXISTING TREES

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(DP) (GDP) (CDP) (FDP) (PRC)
SEE PROFFERS DATED 1/12/10 PRC D.C. 1/23/10
Date of (BOS) (PC) approval 3/23/10
Sheet 5 of 14

RESTON HOSPITAL CAMPUS
HUNTER MILL DISTRICT
RESTON, VA
EXISTING VEGETATIVE MAP

SCALE: 1"=80'
DRAWN: JCB
CHECKED: DP
DATE: 02/13/09
PROJECT NUMBER: 0801.14
SHEET#: 5 OF 14



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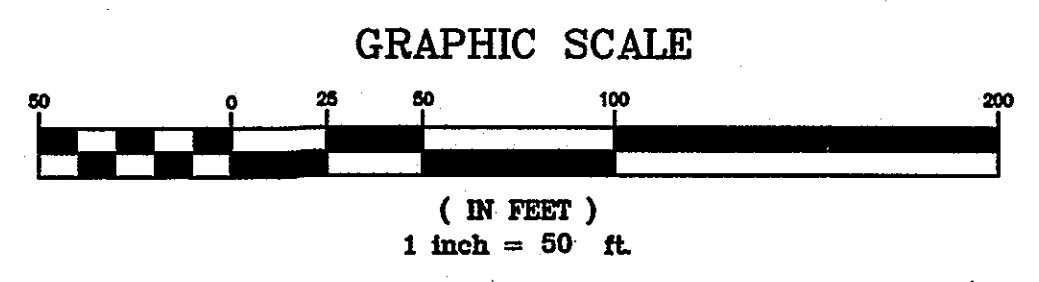
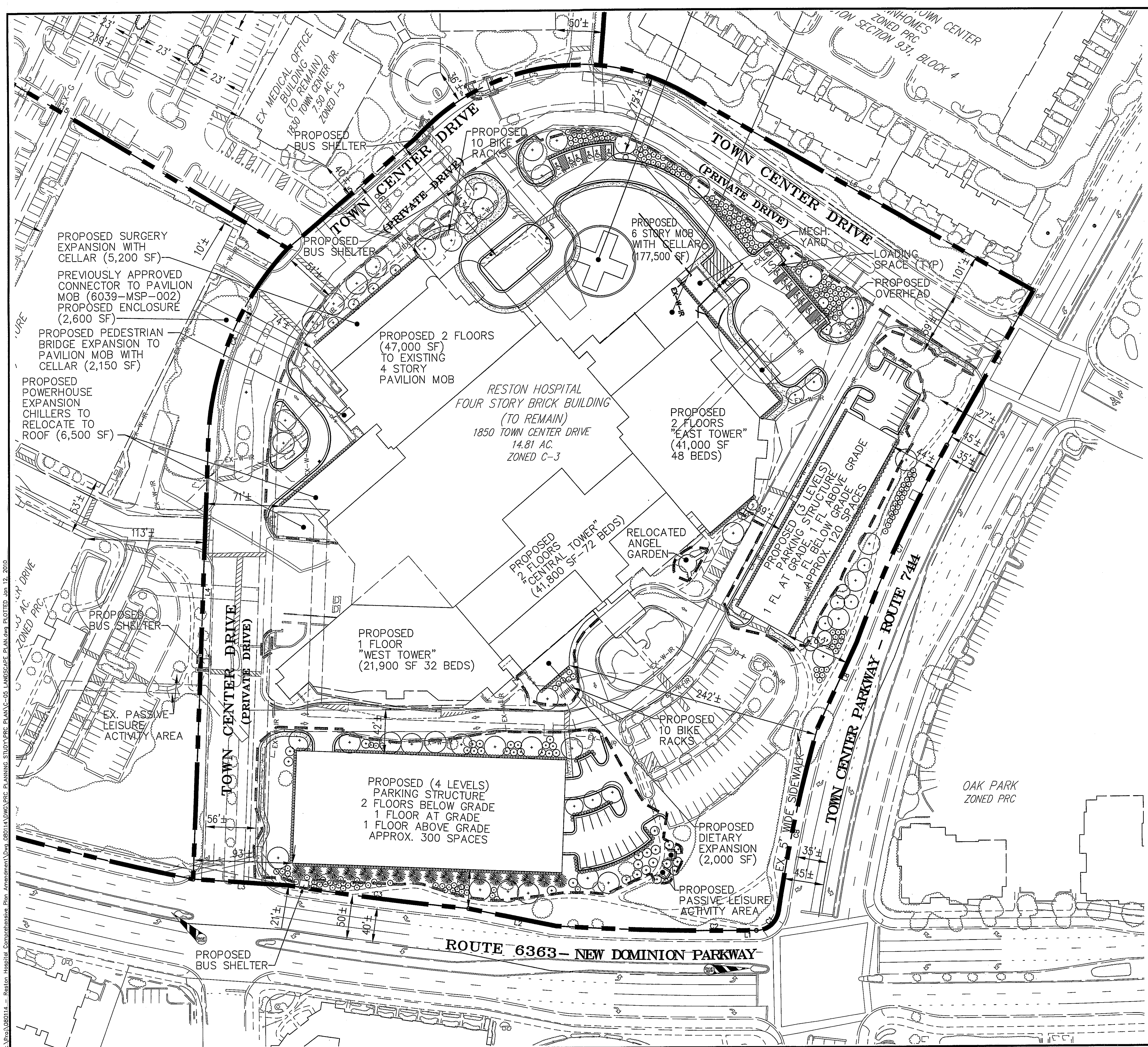
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PLANT LEGEND

| | |
|--|-----------------------------|
| | LARGE DECIDUOUS TREE |
| | LARGE/MEDIUM EVERGREEN TREE |
| | FLOWERING SHRUB |
| | EVERGREEN HEDGE |

Application No. PRC 2009-HM-014 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PRC)
SEE PROFFERS DATED 1/12/10 PRC D.C. 1/25/10
Date of (BOS) (PC) approval 3/23/10
Sheet 6 of 14

RESTON HOSPITAL CAMPUS
HUNTER MILL DISTRICT
LANDSCAPE PLAN

RESTON, VA

DATE: 02/13/09
CHECKED BY: JCB
PROJECT NUMBER: 080114

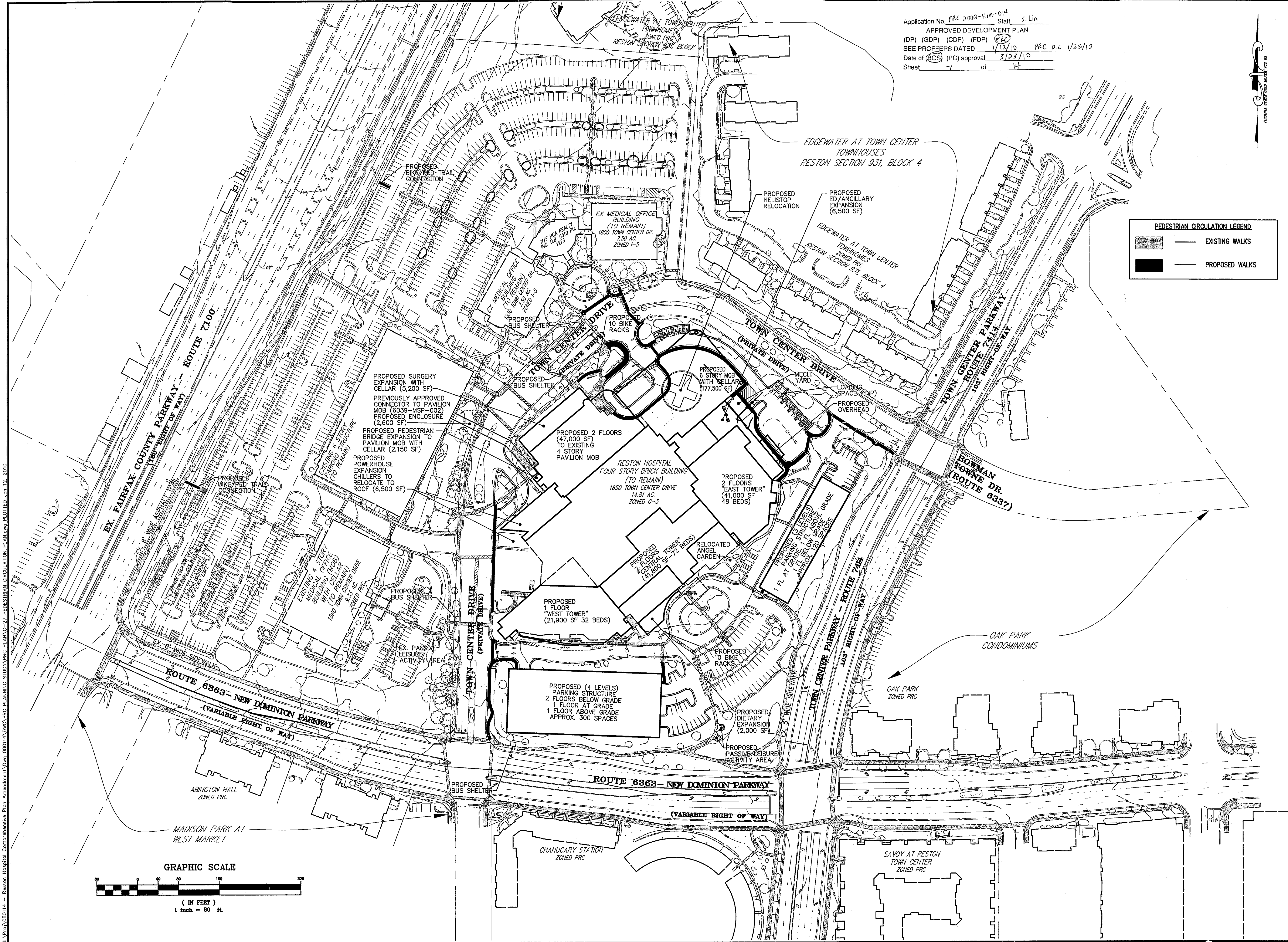
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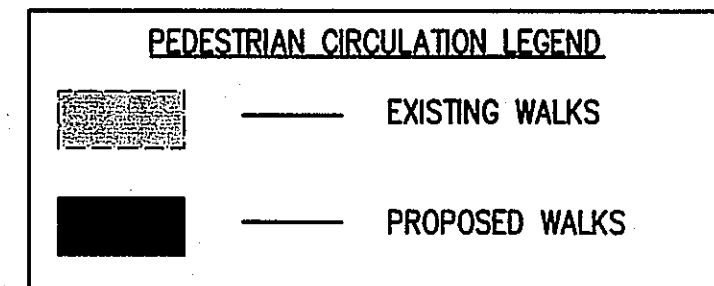
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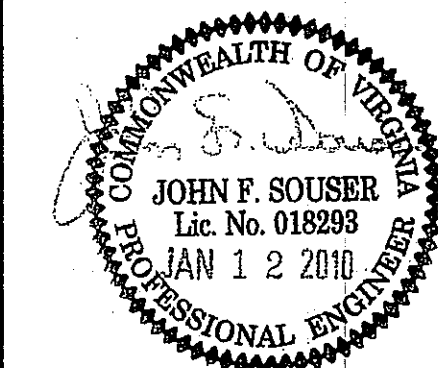
Application No. PRC 2009-HM-014 Staff S. Lin
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(DP) (GDP) (CDP) (FDP) (PRC)
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RESTON HOSPITAL CAMPUS

HUNTER MILL DISTRICT RESTON, VA

PEDESTRIAN CIRCULATION PLAN



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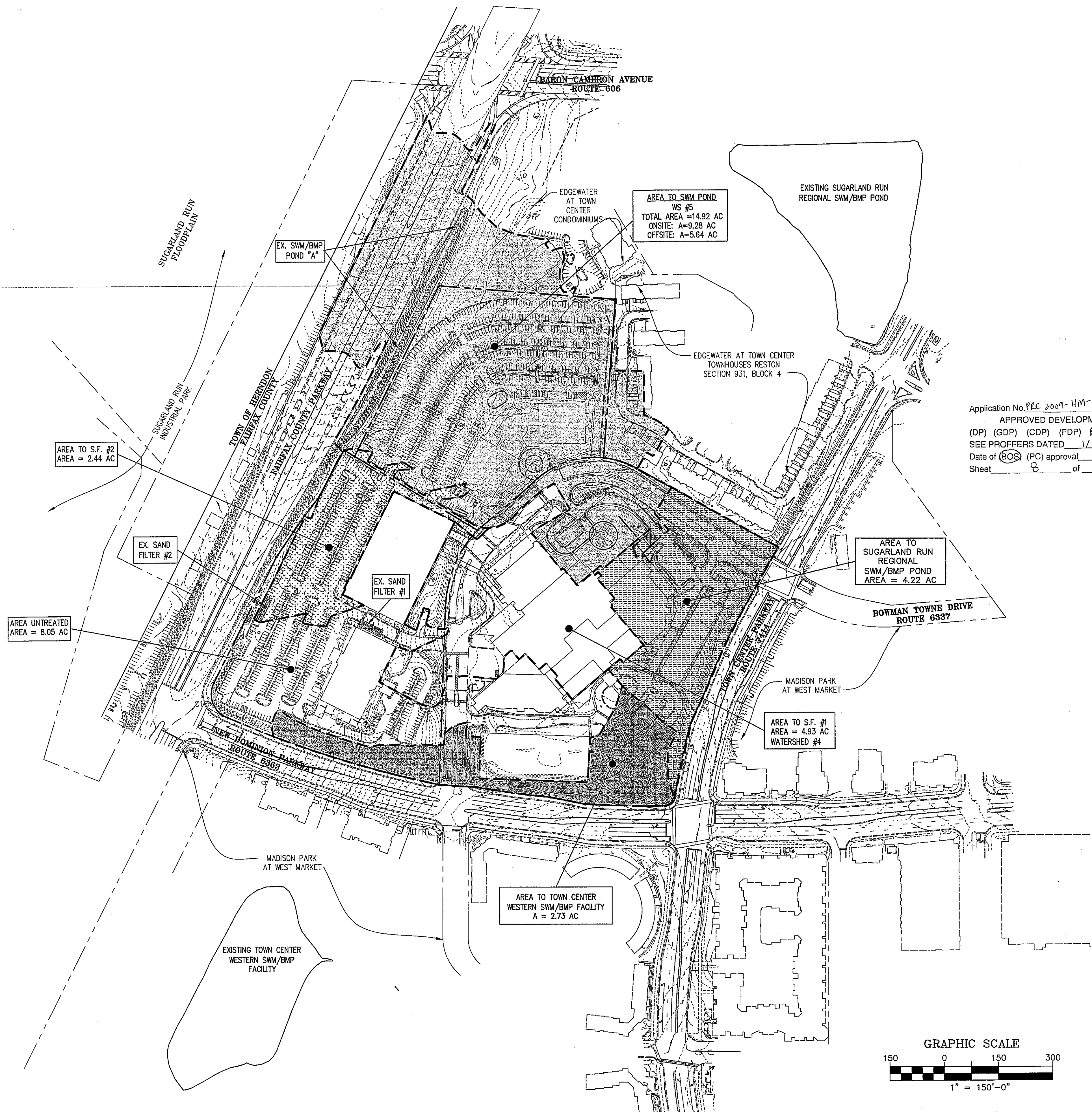
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(DP) (GDP) (CDP) (FDP) PC
SEE PROFFERS DATED 1/12/10 PRC O.C. 4/25/10
Date of (BOS) (PC) approval 3/23/10
Sheet 8 of 14

BMP NARRATIVE:

THE TOTAL SITE AREA FOR THIS PROJECT IS 31.65 ACRES. THE PHOSPHORUS REMOVAL RATES ARE BASED ON THE OVERALL SITE AREA. THE SITE HAS AN OVERALL "C" FACTOR OF 0.75. THERE ARE FIVE PRIMARY TREATMENT AREAS FOR THIS PROJECT INVOLVE EXISTING BMP FACILITIES. AN OFFSITE AREA 5.65 ACRES FROM THE COUNTY PARKWAY IS DRAINING INTO THE EXISTING DRY POND. 100% CREDIT TOWARDS THIS PROPERTY FROM THE OFFSITE IS BEING USED.

EXISTING SAND FILTER #1:

A SMALLER DRAINAGE AREA (4.93 ACRES) GOES TO THIS FILTER AFTER THIS DEVELOPMENT THEN AS PER THE ORIGINAL DESIGN. (5.30 ACRES) (SEE SHEET #7 AND 17 OF THE RESTON HOSPITAL MEDICAL OFFICE BUILDING AND EMERGENCY ROOM ADDITION - #6039-SP-07) THE ORIGINAL DESIGN "C" FACTOR FOR POST DEVELOPMENT FLOW WAS 0.85 WHICH IS STILL HIGHER THAN THE "C" FACTOR OBTAINED WITH THIS DEVELOPMENT (0.79). THIS FILTER'S DESIGN IS INCORPORATED INTO THE NEW OVERALL SITE REMOVAL CALCULATIONS.

EXISTING SAND FILTER #2:

A SLIGHTLY LARGER DRAINAGE AREA (2.44 ACRES) GOES TO THIS FILTER AFTER THIS DEVELOPMENT THEN AS PER THE ORIGINAL DESIGN. (2.30 ACRES) (SEE SHEET #7 AND 17 OF THE RESTON HOSPITAL MEDICAL OFFICE BUILDING AND EMERGENCY ROOM ADDITION - #6039-SP-07) THE ORIGINAL "C" FACTOR FOR POST DEVELOPMENT FLOW WAS 0.85 WHICH IS HIGHER THAN THE "C" FACTOR OBTAINED WITH THIS DEVELOPMENT (0.77). THIS FILTER'S DESIGN IS INCORPORATED INTO THE NEW OVERALL SITE REMOVAL CALCULATIONS.

EXISTING SWM/BMP POND "A":

THIS POND WAS ORIGINALLY BUILT FOR THE DEVELOPMENT OF THE MEDICAL PLAZA SITE AREA BUT WAS THEN ENLARGED TO ITS PRESENT SIZE WHEN THE FAIRFAX COUNTY PARKWAY WAS BUILT. (SEE SHEET 2K-1 STATE PROJECT #R000-029-249) CALCULATIONS OBTAINED FROM VDOT SHOW THAT THIS POND ACCOMMODATED A COMBINED TOTAL OF 15.1 ACRES OF BOTH ON AND OFF-SITE LAND WITH AN OVERALL "C" VALUE OF 0.69. OUR CALCULATIONS SHOW THAT WE ARE DRAINING JUST UNDER THIS AMOUNT OF 14.92 ACRES. OUR OVERALL "C" FACTOR HAS BEEN DETERMINED TO BE 0.73. BUT SINCE THE PREVIOUS POND PLAN ONLY USED 0.69, WE WILL USE THIS VALUE IN OUR CALCULATIONS. THIS POND'S DESIGN IS INCORPORATED INTO THE NEW OVERALL SITE REMOVAL CALCULATIONS.

EXISTING RESTON TOWN CENTER WESTERN BMP FACILITY:

APPROXIMATELY 2.73 ACRES OF ON-SITE AREA DRAINS TOWARDS THIS EXISTING SWM/BMP WET POND. THIS POND'S BMP EFFICIENCY IS 45%. (SEE SHEET #13 OF RESTON TOWN CENTER WESTERN SWM FACILITY #7067-SP-006) THE POND'S DRAINAGE DIVIDE CLEARLY SHOWED THAT THE PORTION OF THIS SITE AREA THAT DRAINS TO IT IS TO BE TREATED. THIS AREA AND IT'S DEVELOPED "C" FACTOR WITH A 45% REMOVAL RATE IS NOW PART OF OUR OVERALL SITE REMOVAL CALCULATIONS.

EXISTING SUGARLAND RUN REGIONAL SWM/BMP POND:

APPROXIMATELY 4.22 ACRES OF ON-SITE AREA DRAINS TOWARDS THIS EXISTING SUGARLAND RUN REGIONAL SWM/BMP WET POND. (P7189-P1-002). BECAUSE OF THE REQUIREMENT OF THE PFM AT THE TIME OF PLAN APPROVAL, THIS REGIONAL POND BMP REMOVAL EFFICIENCY IS 60%. THE POND DRAINAGE DIVIDE CLEARLY SHOWED THAT THE PORTION OF THIS SITE AREA DRAINING TO IT IS TREATED. THIS AREA AND "C" FACTOR WITH A 60% REMOVAL RATE IS NOW PART OF OUR OVERALL SITE REMOVAL CALCULATIONS.

SITE PHOSPHORUS REMOVAL CALCULATIONS:

| SUBAREA | BMP TYPE | REMOVAL EFF. | AREA | "C" | PRODUCT |
|----------|--|--------------|----------------------------|-------|---------|
| ON-SITE | SAND FILTER #1 | 60% | 4.93/31.65 X 0.79/0.75 = | 9.84 | |
| ON-SITE | SAND FILTER #2 | 60% | 2.44/31.65 X 0.77/0.75 = | 4.74 | |
| OFF-SITE | WET POND RESTON TOWN CENTER SWM/BMP POND | 45% | 2.73/31.65 X 0.49/0.75 = | 2.54 | |
| OFF-SITE | WET POND SUGERLAND RUN SWM/BMP FACILITY | 60% | 4.22/31.65 X 0.76/0.75 = | 7.89 | |
| ON-SITE | DRY SWM/BMP POND "A" | 40% | 14.92/31.65 X 0.69*/0.75 = | 17.44 | |

* - THE ACTUAL C FACTOR IS 0.73 BUT WE WILL HOLD WHAT THE ORIGINAL PLAN CALLED FOR.

TOTAL = 42.45%

LEGEND

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| | AREA TO SWM POND WS #5 |
| | AREA TO TOWN CENTER WESTERN SWM/BMP FACILITY |
| | AREA TO SAND FILTER #1 |
| | AREA TO SAND FILTER #2 |
| | AREA TO SUGARLAND RUN REGIONAL SWM/BMP POND |

BMP SUBSTANTIAL CONFORMANCE NOTE:

THIS PRELIMINARY PLAN PRESENTS A BMP DESIGN THAT CONFIRMS THAT THE OVERALL BMP PHOSPHORUS REMOVAL RATE OF 40% IS ACHIEVED FOR THE POST-DEVELOPED SITE BY USING THE FACILITIES THAT ARE ALREADY IN PLACE. THESE INCLUDE THE TWO EXISTING UNDERGROUND SAND FILTERS, THE TWO EXISTING OFF-SITE SWM/BMP WET PONDS TO THE NORTH AND SOUTH OF THIS SITE AND THE ON-SITE DRY POND.

IT IS UNDERSTOOD THAT A WAIVER TO USE THE TWO EXISTING OFF-SITE SWM/BMP FACILITIES IS REQUIRED AND WILL BE SUBMITTED AT THE TIME OF THE FIRST SUBMISSION OF THE SITE PLAN. NO OTHER BMP FACILITIES ARE REQUIRED.

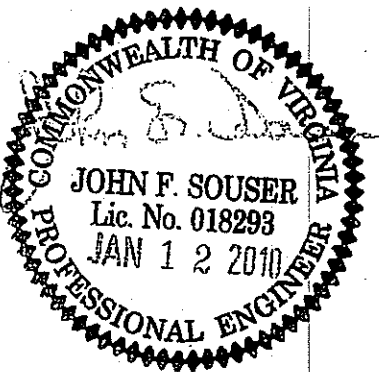
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| REVISION DATE | DESCRIPTION |
|---------------|-----------------------------|
| 04/08/09 | FLOOR AREA REVISION |
| 05/21/09 | RESPONSE TO COUNTY COMMENTS |
| 09/17/09 | RESPONSE TO COUNTY COMMENTS |
| 10/14/09 | RESPONSE TO COUNTY COMMENTS |



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| RESTON HOSPITAL CAMPUS | | HUNTER MILL DISTRICT | | RESTON, VA | |
| PRELIMINARY BEST MANAGEMENT PRACTICES PLAN | | PROJECT NUMBER: | | 0801.14 | |
| SCALE: 1"=150' | DRAWN BY: JCB | CHECKED BY: | DATE: 02/13/09 | SHEET# | 8 OF 14 |

I:\Pro\080114 - Reston Hospital Comprehensive Plan Amendment\Draw 080114.DWG PRELIMINARY SWM PLAN.dwg PLOTTED Jan 12, 2010

DETENTION:

PRE-DEVELOPMENT SITE CONDITIONS: (WHOLE SITE)

AREA = 31.65 ACRES TC = 5 MINUTES C = 0.20 (2) C = 0.25 (10)

I2 = 5.45 IN/HR. I10 = 7.27 IN/HR.

Q2 = (31.65)(0.20)(5.45) Q2 = 34.50 CFS

Q10 = (31.65)(0.25)(7.27) Q10 = 57.52 CFS

POST-DEVELOPMENT SITE CONDITIONS: (WHOLE SITE)

AREA DRAINING OFF UNDETAINED:

A = 0.47 ACRES C = 0.30 I2 = 5.45 IN/HR. I10 = 7.27 IN/HR.

Q2 = [(0.47)(0.30)](5.45) Q2 = 0.77 CFS

Q10 = [(0.47)(0.30)](7.27) Q10 = 1.03 CFS

OFFSITE DRAINING ON-SITE: (PARKWAY)

A = 5.64 ACRES C = 0.67

Q2 = [(5.64)(0.67)](5.45) Q2 = 20.59 CFS

Q10 = [(5.64)(0.67)](7.27) Q10 = 27.47 CFS

TOTAL ALLOWED RELEASE FROM DETENTION:

PREDEVELOPMENT - UNDETAINED + OFFSITE

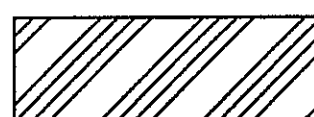
Q2 = 34.50 - 0.77 + 20.59 Q2 = 54.32 CFS

Q10 = 57.52 - 1.03 + 27.47 Q10 = 83.96 CFS

LEGEND



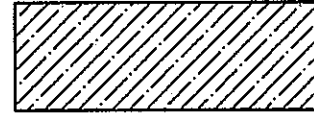
WATERSHED #1



WATERSHED #2
(TO EX. TOWN CENTER
WESTERN SWM/BMP FACILITY)



WATERSHED #3
(TO EX. ON-SITE SWM VAULT)



WATERSHED #4
(TO EX. SWM POND)

SWM NARRATIVE:

THE TOTAL SITE AREA FOR THIS PROJECT IS 31.65 ACRES. THERE ARE FOUR PRIMARY WATERSHEDS. ONE OF THE WATERSHEDS IS USING AN EXISTING ON-SITE DETENTION SYSTEM. THE OTHER THREE WATERSHEDS ARE DRAINING TO OFF-SITE PONDS. THE SWM CALCULATIONS ANALYZE THE ENTIRE SITE AREA. OF THE ENTIRE AREA UNDER REVIEW, ONLY 0.40 ACRES (1.26% OF SITE) OF GRASSED AREA IS UN-DETAINED.

A SEPARATE ANALYSIS FOR EACH WATERSHED IS AS FOLLOWS:

WATERSHED #1:

APPROXIMATELY 4.22 ACRES OF THIS SITE DRAINS NORTH TO THE SUGARLAND RUN REGIONAL SWM POND. THE POST-DEVELOPMENT "C" FACTOR FOR THIS SITE IS 0.74. THE TOTAL POST DEVELOPMENT IMPERVIOUSNESS AREA COMES OUT TO 2.81 ACRES.

THIS SITE AREA WAS SHOWN ON THE TOWN CENTER PARKWAY PLAN (#5734-PI-01) DRAINING TO THIS EXISTING REGIONAL POND LOCATED AT THE SOUTHERN SIDE OF THE INTERSECTION OF BARON CAMERON ROAD (ROUTE 606) AND TOWN CENTER PARKWAY (ROUTE 7414). THE PLANS FOR THIS POND (RESTON - SUGARLAND RUN REGIONAL SWM SYSTEM #7189-PI-02 - SHEET 10 OF 12) SHOW THAT IT WOULD TAKE CARE OF APPROXIMATELY 4.60 ACRES OF THIS SITE AT AN IMPERVIOUS FACTOR OF 0.75 FOR COMMERCIAL. THIS SITE'S DRAINAGE AREA IS ONLY 4.22 ACRES AND THE POST DEVELOPMENT "C" FACTOR IS 0.74 WHICH IS LOWER THAN 0.75. THEREFORE, DETENTION REQUIREMENTS HAVE BEEN SATISFIED FOR THIS WATERSHED WITH THE EXISTING SWM SYSTEM. NO OTHER ADDITIONAL DETENTION IS REQUIRED.

WATERSHED #2:

APPROXIMATELY 2.73 ACRES OF THIS SITE DRAINS SOUTH TO THE RESTON TOWN CENTER WESTERN SWM FACILITY. (PLAN #7067-SP-06). THE TOTAL POST DEVELOPMENT IMPERVIOUSNESS AREA COMES OUT TO 0.87 ACRES.

ALL OF THE AREA IS TO BE TREATED BY THE EXISTING REGIONAL SWM FACILITY. PER THE RESTON HOSPITAL EXTENSION PLAN, THE "C" FACTOR FOR THE TWO YEAR STORM FOR THIS WATERSHED IS 0.20. THE TEN YEAR IS 0.25. THE POST DEVELOPMENT "C" FACTOR FOR THIS DRAINAGE AREA IS 0.49. THE SWM PLAN CALLS FOR A PREDEVELOPMENT FROM THIS SITE OF A WOODS AND GRASS COMBINATION (C = 0.30) AND THEN A POST DEVELOPED ON VALUE OF 94 WHICH IS ABOUT A "C" VALUE OF 0.87. BECAUSE THE POND WAS SIZED TO TREAT 7.31 ACRES OF SITE AREA AT A C VALUE OF 0.87 AND WE ARE NOW ONLY DRAINING 2.05 ACRES OF A C VALUE OF 0.49 THEN NO OTHER ADDITIONAL DETENTION IS REQUIRED. THERE WAS AN EXISTING UNDERGROUND FACILITY TO TREAT SOME OF THIS INCREASE IN RUNOFF BUT IT WAS DETERMINED THAT IT WAS NOT NEEDED AND IT IS NOW BEING REMOVED.

WATERSHED #3:

A TOTAL OF 15.02 ACRES OF THIS SITE DRAINS WEST THROUGH EXISTING STORM SEWERS WHICH INCLUDES THE RESTON HOSPITAL EMERGENCY ROOM ADDITION & MEDICAL OFFICE BUILDING SITE (PLAN #6039-SP-07) UNTIL REACHING AN ON-SITE EXISTING UNDERGROUND SWM FACILITY VAULT AT THE SOUTHWEST CORNER OF THE PARKING LOT. THE TOTAL POST DEVELOPMENT IMPERVIOUSNESS AREA COMES OUT TO 10.99 ACRES.

12.38 OF THE 15.02 ACRES HAS ALREADY BEEN DETAINED BY THE EXISTING UNDERGROUND VAULT FOR A POST DEVELOPED "C" FACTOR OF 0.85. (SEE SHEET #17 AND 22 OF RESTON EMERGENCY ROOM ADDITION #6039-SP-07) THE REMAINING 2.57 ACRES THAT IS BEING DEVELOPED IS BEING MADE UP WITH THE OVERALL SITE SWM ANALYSIS. THERE WAS AN UNDERGROUND SWM FACILITY TO TREAT SOME OF THE INCREASE IN RUN-OFF BUT NOW THAT WE ARE USING AN OVERALL DRAINAGE ANALYSIS IT HAS BEEN DETERMINED THAT THIS IS NO LONGER NEEDED.

0.40 ACRES OF THIS SITE'S WATERSHED IS DRAINING OFF UNDETAINED AND IS THE SAME AMOUNT AS BEFORE. THEREFORE, NO ADDITIONAL DETENTION IS REQUIRED.

WATERSHED #4:

APPROXIMATELY 14.92 ACRES OF OVERALL SITE (5.64 ACRES OF OFF-SITE & 9.28 ACRES OF ON-SITE) DRAINS TO THE VDOT - FAIRFAX COUNTY PARKWAY - POND A - SWM FACILITY. THIS FACILITY HANDLES SWM FOR BOTH THIS WATERSHED OF THIS SITE AREA AS WELL AS PART OF THE PARKWAY. THE TOTAL POST DEVELOPMENT IMPERVIOUSNESS AREA COMES OUT TO 10.60 ACRES.

THE SWM CALCULATIONS FOR THE POND BEFORE IT WAS ENLARGED AND DEDICATED BY THE VDOT PLAN SHOWED AN AREA = 8.30 ACRES ON-SITE, 1.52 ACRES OF THE RESTON HOSPITAL AND 1.67 ACRES OF OFF-SITE FROM THE EDGEWATER TOWNHOUSE COMMUNITY. (SEE THE RESTON HOSPITAL MEDICAL OFFICE BUILDING SHEET C7.12). FROM THE EDGEWATER AT TOWN CENTER DRAINAGE DIVIDE SHEETS, ONLY 0.70 ACRES OF OFF-SITE AREA IS NOW DRAINING TO THE POND RESULTING IN A REDUCTION OF 0.97 ACRES. THE AVERAGE "C" FACTOR OF THE EDGEWATER SITE IS 0.75. THIS GIVES A REDUCTION CA VALUE OF (0.97)(0.75)(7.27) = 5.29 CFS.

THERE ARE NO PLANNED IMPROVEMENTS ON THE MEDICAL OFFICE SITE BUT THERE WILL BE AN INCREASE IN IMPERVIOUSNESS DUE TO NEW DEVELOPMENT ON THE HOSPITAL SITE OF APPROXIMATELY 20,000 SF OR 0.46 ACRES. THIS GIVES A VALUE OF (0.46)(0.90)(7.27) = 3.0 CFS. THIS VALUE IS LESS THAN THE ABOVE REDUCED VALUE OF 5.29 RESULTING IN NO NEED FOR ANY FURTHER DETENTION.

THIS POND WAS ENLARGED BY VDOT WHEN THE PARKWAY WAS PUT IN PLACE. VDOT CALCULATIONS SHOW THAT VDOT SIZED THE POND TO HANDLE A POST DEVELOPMENT FLOW OF 15.1 ACRES AT AN OVERALL "C" FACTOR OF 0.69 OF BOTH ON-SITE AND PARKWAY LAND FROM A PREDEVELOPED AREA OF 0.5 ACRES AND A "C" FACTOR OF 0.40. THIS COMES OUT TO A POST DEVELOPED FLOW AMOUNT 75.75 CFS. OUR POST DEVELOPMENT AREA IS 14.92 ACRES AND THE OVERALL "C" FACTOR IS 0.73 RESULTING IN A FLOW AMOUNT OF 79.18 CFS. THIS RESULTS IN AN INCREASE IN A TEN YEAR STORM OF ONLY 79.18-75.75 = 3.43 CFS. IF YOU TAKE THE EDGEWATER REDUCTION OF 5.29 CFS - 3.0 CFS = 2.29 CFS WHICH IS THE OVERALL INCREASE IN FLOW. THIS INCREASE IS MADE UP FOR IN THE CALCULATIONS BELOW FOR THE OVERALL SITE.

POST DEVELOPMENT FLOWS FROM EACH WATERSHED:

WATERSHED #1: (GOING TO EXISTING SUGARLAND RUN REGIONAL POND)

Q2 = (4.22AC)(0.74)(5.45) CFS Q2 = 17.02 CFS
Q10 = (4.22AC)(0.74)(7.27) CFS Q10 = 22.70 CFS

*THESE RELEASE RATES ARE AT A CN VALUE OF 87. THESE ARE BEING
DETAINED TO A CN VALUE OF 66. THIS COMES DOWN TO AN EQUIVALENT C
VALUE OF 0.74 TO 0.57. BY 0.57/0.74 = 0.77 OR ABOUT 23% FLOW
REDUCTION.

TOTAL: Q2 = (17.02)(0.77) = 13.11 CFS
TOTAL: Q10 = (22.70)(0.77) = 17.48 CFS

WATERSHED #2: (UNDETAINED RELEASE)

TOTAL: Q2 = (2.73AC)(0.49)(5.45) = 7.29 CFS
TOTAL: Q10 = (2.73AC)(0.49)(7.27) = 9.73 CFS

WATERSHED #3: (RELEASE FROM EX. VAULT AND INCREASE IN IMPERVIOUS)

TOTAL: Q2 = 9.24 + (2.57AC)(0.80-0.20)(5.45) = 9.24 + 8.40 = 17.65 CFS
TOTAL: Q10 = 23.0 + (2.57AC)(0.80-0.25)(7.27) = 23.0 + 10.28 = 33.28 CFS

WATERSHED #4: (RELEASE FROM EXISTING DRY POND)

Q2 = 0.88 CFS Q10 = 18.40 CFS
(INCREASE IN RUNOFF DUE TO DEVELOPMENT)
Q2 = 0.86 CFS Q10 = 1.14 CFS

TOTAL: Q2 = 1.74 CFS Q10 = 19.54 CFS

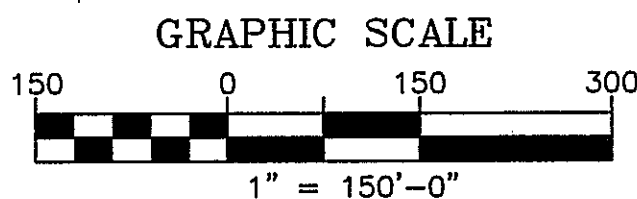
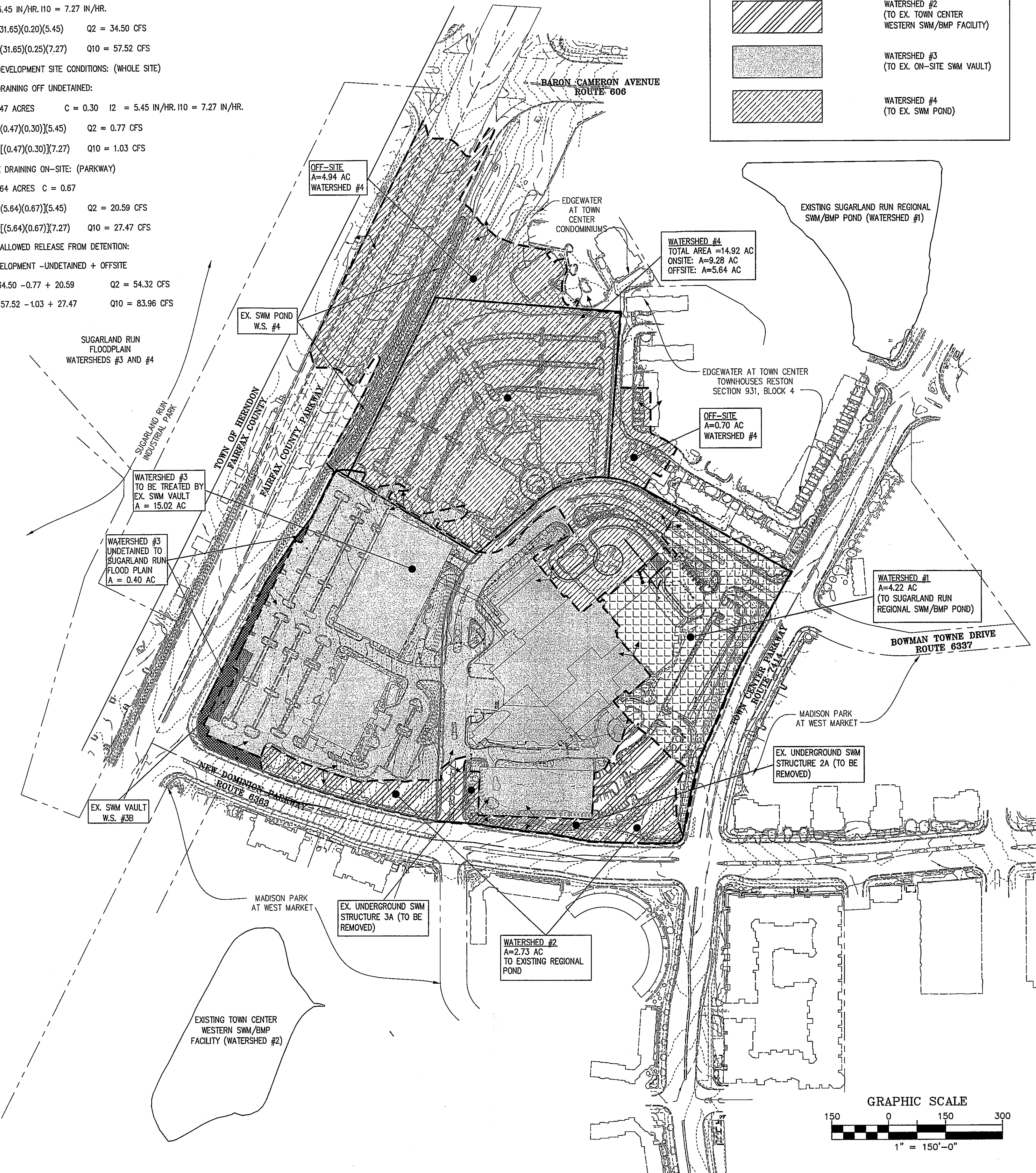
PROJECT TOTAL: Q2 = 39.79 < 54.32 CFS Q10 = 80.03 < 89.96 CFS

TOTAL IMPERVIOUS AREA: 25.27 ACRES

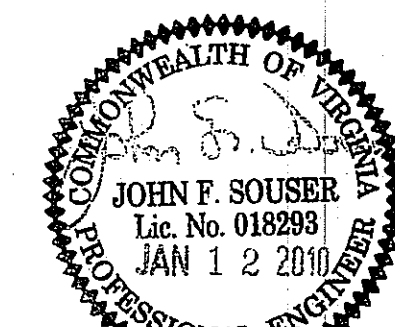
SWM SUBSTANTIAL CONFORMANCE NOTE:

THIS PRELIMINARY PLAN PRESENTS A SWM DESIGN THAT CONFIRMS REDUCING THE TWO-YEAR AND TEN-YEAR RELEASE RATES TO BELOW THAT OF THE PRE-DEVELOPED RATES CAN BE ACHIEVED WITH THE EXISTING SWM FACILITIES THAT ARE ON-SITE AND OFF-SITE. THESE EXISTING FACILITIES ARE THE TWO EXISTING SWM WET PONDS TO THE NORTH AND SOUTH OF THIS SITE, THE ON-SITE DRY POND AND THE UNDERGROUND CONCRETE VAULT.

ANY NEW UNDERGROUND FACILITIES MAY CONSIST OF PIPES, VAULTS, A MANUFACTURED SYSTEM, A GRAVEL INFILTRATION TRENCH, ANY COMBINATION THEREOF OR OTHER INNOVATIVE METHODS AS DETERMINED DURING FINAL ENGINEERING AND WILL BE CONSIDERED TO BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN REGARDLESS OF THE FINAL NUMBER OR LOCATIONS OF ANY ADDITIONAL SWM FACILITIES WITHIN THE LIMITS OF CLEARING AND GRADING WILL NOT REQUIRE A ZONING CONFORMANCE INTERPRETATION OR A ZONING CONFORMANCE DETERMINATION OR A ZONING CONFORMANCE MODIFICATION REQUEST.



| REVISION DATE | DESCRIPTION |
|---------------|-----------------------------|
| 04/06/09 | FLOOR AREA REVISION |
| 05/21/09 | RESPONSE TO COUNTY COMMENTS |
| 09/17/09 | RESPONSE TO COUNTY COMMENTS |
| 10/14/09 | RESPONSE TO COUNTY COMMENTS |



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| RESTON HOSPITAL CAMPUS HUNTER MILL DISTRICT PRELIMINARY STORMWATER MANAGEMENT PLAN | | | | RESTON, VA | | SHEET# 9 OF 14 | |
| SCALE: 1"=150' | DATE: 02/13/09 | CHECKED BY: JCB | PROJECT NUMBER: 0801.14 | DATE: 02/13/09 | PROJECT NUMBER: 0801.14 | | |

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OUTFALL NARRATIVE

THE RESTON HOSPITAL CAMPUS IS LOCATED WITHIN THE SUGARLAND RUN WATERSHED. THERE ARE SIX SEPARATE DRAINAGE AREAS FOR THE HOSPITAL CAMPUS.

DRAINAGE AREA #1 CONSISTS OF 4.32 ACRES ALONG THE NORTH-EAST CORNER OF THE SITE. THE OUTFALL FROM THIS DRAINAGE AREA LEAVES THE HOSPITAL CAMPUS WITHIN AN EXISTING ADEQUATELY SIZED STORM SEWER SYSTEM. THE PATH OF FLOW CONTINUES TO THE NORTH THROUGH THE EDGEWATER AT TOWN CENTER DEVELOPMENT AND INTO THE EXISTING EDGEWATER AT TOWN CENTER WET POND. THE FLOW THEN CONTINUES ACROSS BARON CAMERON AVENUE AND INTO THE EXISTING POND FOR THE CRYSTAL COVE AT RESTON DEVELOPMENT. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREA #1 REACHES A WATERCOURSE WITH A CONTRIBUTING DRAINAGE AREA 100 TIMES THE CONTRIBUTING DRAINAGE AREA.

DRAINAGE AREAS #2 AND #5 CONSIST OF 1.57 ACRES AND 1.73 ACRES RESPECTIVELY ALONG THE SOUTH-EAST CORNER OF THE SITE AND THE SOUTHERN PROPERTY BORDER. THE OUTFALLS FROM THESE DRAINAGE AREAS LEAVE THE HOSPITAL CAMPUS WITHIN AN EXISTING ADEQUATELY SIZED STORM SEWER SYSTEM. THE PATH OF FLOW CONTINUES THROUGH THE MADISON PARK AND WEST MARKET DEVELOPMENT AND INTO ITS EXISTING WET POND. THE OUTFALL THEN CONTINUES WITHIN STORM SEWER ACROSS FAIRFAX COUNTY PARKWAY TO THE WEST AND INTO THE SUGARLAND RUN FLOOD PLAIN. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREAS #2 AND #5 REACH A FLOODPLAIN WITH A CONTRIBUTING DRAINAGE AREA OF 1 SQUARE MILE OR MORE.

DRAINAGE AREA #3 CONSISTS OF 14.09 ACRES WHICH IS LOCATED WITHIN THE SOUTH-CENTRAL AND SOUTH-WESTERN PORTION OF THE SITE. THE RUNOFF OUTFALLS FROM DRAINAGE AREA #3 AFTER BEING DETAINED WITHIN THE EXISTING ONSITE UNDERGROUND STORM WATER DETENTION FACILITY LOCATED IN THE WESTERN PORTION OF THE EXISTING PARKING LOT. ONCE LEAVING THE SITE, THE OUTFALL CROSSES FAIRFAX COUNTY PARKWAY TO THE WEST WITHIN AN EXISTING ADEQUATELY SIZED STORM SEWER PIPE WHERE IT THEN OUTFALLS INTO THE SUGARLAND RUN FLOOD PLAIN. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREA #3 REACHES A FLOODPLAIN WITH A CONTRIBUTING DRAINAGE AREA OF 1 SQUARE MILE OR MORE.

DRAINAGE AREA #4 CONSISTS OF 15.02 ACRES (4.18 ACRES OFFSITE) WHICH IS LOCATED IN THE NORTH-WESTERN PORTION OF THE SITE. THE RUNOFF OUTFALLS FROM DRAINAGE AREA #4 AFTER BEING DETAINED WITHIN THE EXISTING OFFSITE STORM WATER MANAGEMENT POND THAT RUNS ALONG THE WESTERN EDGE OF THE PARKING LOT AND THE EASTERN SIDE OF THE FAIRFAX COUNTY PARKWAY. THE OUTFALL CONTINUES FROM THIS POND WITHIN AN EXISTING STORM SEWER SYSTEM WHERE IT CROSSES FAIRFAX COUNTY PARKWAY THROUGH THE SUGARLAND RUN INDUSTRIAL PARK WITHIN THIS STORM SEWER AND ULTIMATELY INTO THE SUGARLAND RUN FLOOD PLAIN. THIS IS THE POINT AT WHICH THE OUTFALL ASSOCIATED WITH DRAINAGE AREA #4 REACHES A FLOODPLAIN WITH A CONTRIBUTING DRAINAGE AREA OF 1 SQUARE MILE OR MORE.

DRAINAGE AREA #6 CONSISTS OF 0.32 ACRES THAT RUNS ALONG THE SOUTH-WESTERN PORTION OF THE EXISTING PARKING LOT. THE OUTFALL FROM THIS AREA IS NOT CONCENTRATED ONSITE AND IS CONSIDERED SHEETFLOW. ULTIMATELY, THIS RUNOFF IS PICKED UP BY THE STORM SYSTEM WITHIN FAIRFAX COUNTY PARKWAY AND DISCHARGES INTO THE SUGARLAND RUN FLOOD PLAIN.

THE ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE MET BY DETAILED ANALYSIS AS PART OF THE FUTURE SITE PLAN ASSOCIATED WITH THIS PROJECT, HOWEVER A SYNOPSIS OF THE PROPOSED INVESTIGATION IS DESCRIBED BELOW.

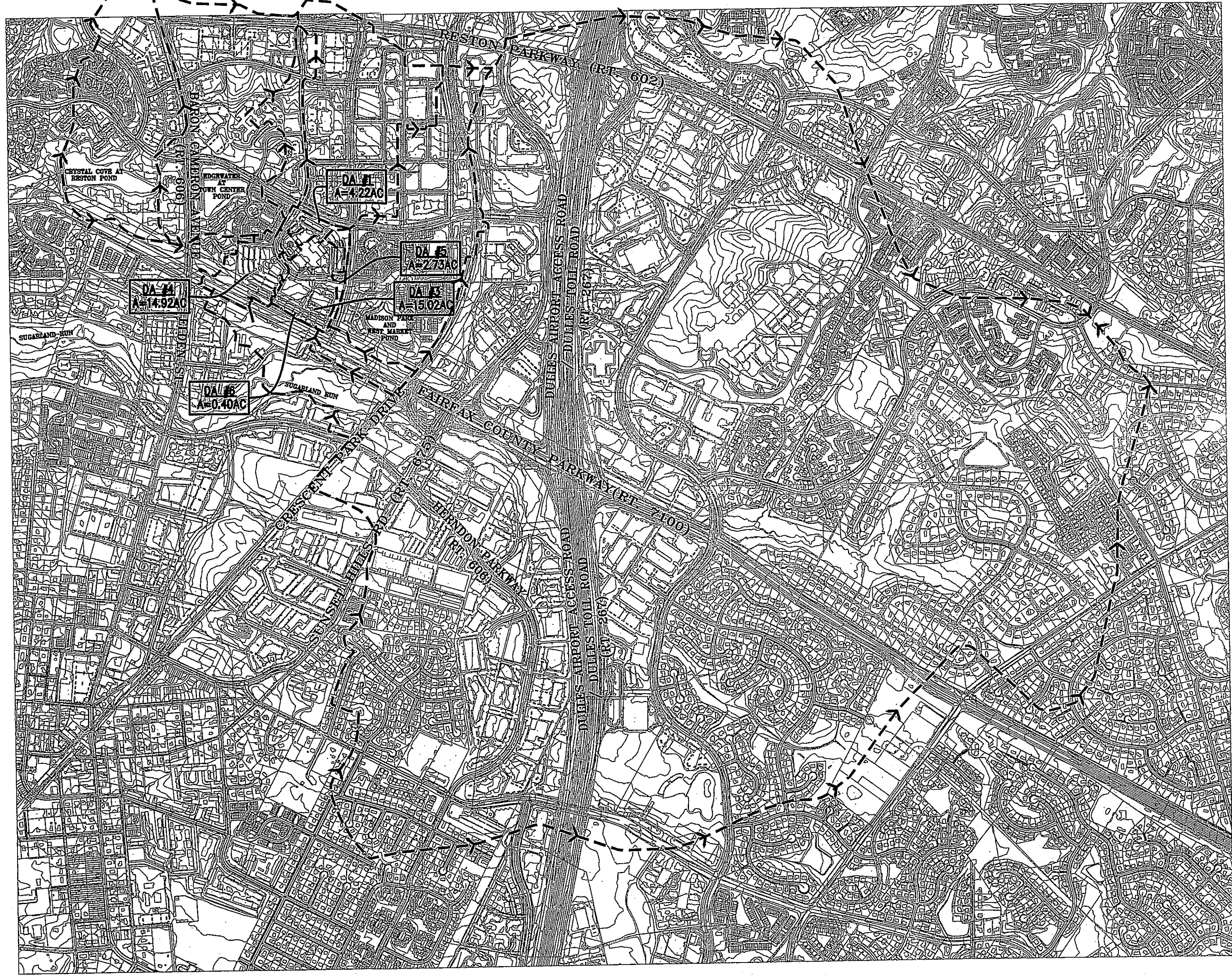
THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #1 IS ANALYZED TO A POINT JUST NORTH OF THE SITE WHERE A CONFLUENCE OF AT LEAST 90% OF THE SITES CONTRIBUTING AREA IS MET. THE REQUIRED EXTENT OF REVIEW ALL LIES WITHIN THIS EXISTING ADEQUATELY SIZED STORM SEWER SYSTEM AND IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR DRAINAGE AREA #1 IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREAS #2 AND #5 IS DETERMINED BY ANALYZING THE PATH OF FLOW FROM THE SITE. A POINT OF CONFLUENCE IS MET AT THE EXISTING STORM WATER MANAGEMENT POND WHERE A CONTRIBUTING DRAINAGE AREA OF AT LEAST 90% OF THE SITES CONTRIBUTING AREA IS MET. THE REQUIRED EXTENT OF REVIEW LIES WITHIN EXISTING ADEQUATELY SIZED STORM SEWER SYSTEM AND IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR THE TWO AREAS IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #3 IS DETERMINED BY ANALYZING THE PATH OF FLOW FROM THE SITE TO WHERE THIS OUTFALL ENTERS SUGARLAND RUN. THREE CROSS SECTIONS FROM THE PIPE OUTFALL INTO THE FLOOD PLAIN WILL BE PROVIDED 150 FEET DOWNSTREAM. THESE CROSS SECTIONS WITHIN THE WELL ESTABLISHED DRAINAGE CHANNEL WILL SHOW THAT THE CHANNEL IS ADEQUATE TO CONVEY THE 10 YEAR STORM EVENT AND CONTAINS NON-EROSIVE VELOCITIES FOR THE 2 YEAR STORM. IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR DRAINAGE AREA #3 IS ADEQUATE.

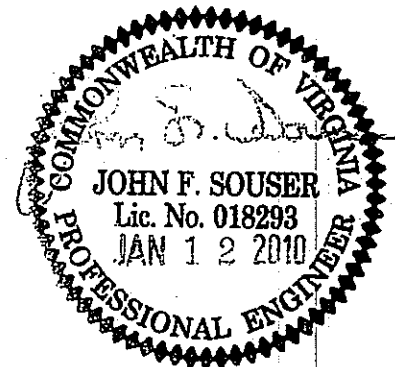
THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #4 IS DETERMINED BY ANALYZING THE PATH OF FLOW FROM THE SITE TO WHERE THIS OUTFALL ENTERS SUGARLAND RUN. THREE CROSS SECTIONS FROM THE PIPE OUTFALL INTO THE FLOOD PLAIN WILL BE PROVIDED 150 FEET DOWNSTREAM. THESE CROSS SECTIONS WITHIN THE WELL ESTABLISHED DRAINAGE CHANNEL WILL SHOW THAT THE CHANNEL IS ADEQUATE TO CONVEY THE 10 YEAR STORM EVENT AND CONTAINS NON-EROSIVE VELOCITIES FOR THE 2 YEAR STORM. IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FOR DRAINAGE AREA #4 IS ADEQUATE.

THE ADEQUACY OF OUTFALL FOR DRAINAGE AREA #6 IS MET AT THE PROPERTY LINE AS THIS ENTIRE AREA IS CONSIDERED SHEET FLOW. THE RUNOFF FROM THIS AREA IS NON-EROSIVE AND NOT CONCENTRATED ONSITE. DUE TO THE SHEET FLOW CONDITION IT IS THE ENGINEER'S OPINION THAT THE OUTFALL FROM DRAINAGE AREA #6 IS ADEQUATE.



OVERALL DRAINAGE DIVIDE MAP
SCALE : 1" : 1000'

Application No. PRC 2009-HM-014 Staff S. Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (PRC)
SEE PROFFERS DATED 1/12/10 PRC D.C. 1/25/10
Date of (EOS) (PC) approval 3/23/10
Sheet 10 of 14



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RESTON HOSPITAL CAMPUS
HUNTER MILL DISTRICT RESTON, VA
ADEQUATE OUTFALL ANALYSIS

SCALE: 1"=500'
DRAWN BY: JCB
CHECKED BY: DP
DATE: 02/13/09
PROJECT NUMBER: 080114
SHEET# 10 OF 14



Earl Swenson Associates
7100 West End Avenue
Nashville, Tennessee 37203

Richard L. Miller, Architect

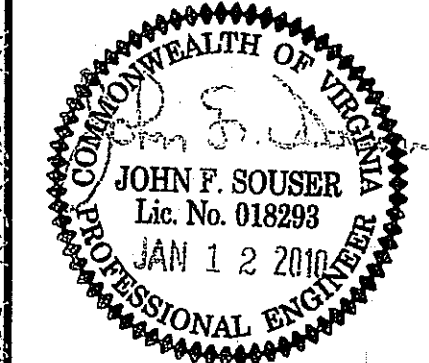


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RESTON HOSPITAL CAMPUS
HUNTER MILL DISTRICT
ADEQUATE OUTFALL ANALYSIS



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| SCALE: 1"=200' | DATE: 02/13/09 | CHECKED BY: JCB | PROJECT NUMBER: 0801.14 | SHEET # 11 OF 14 |
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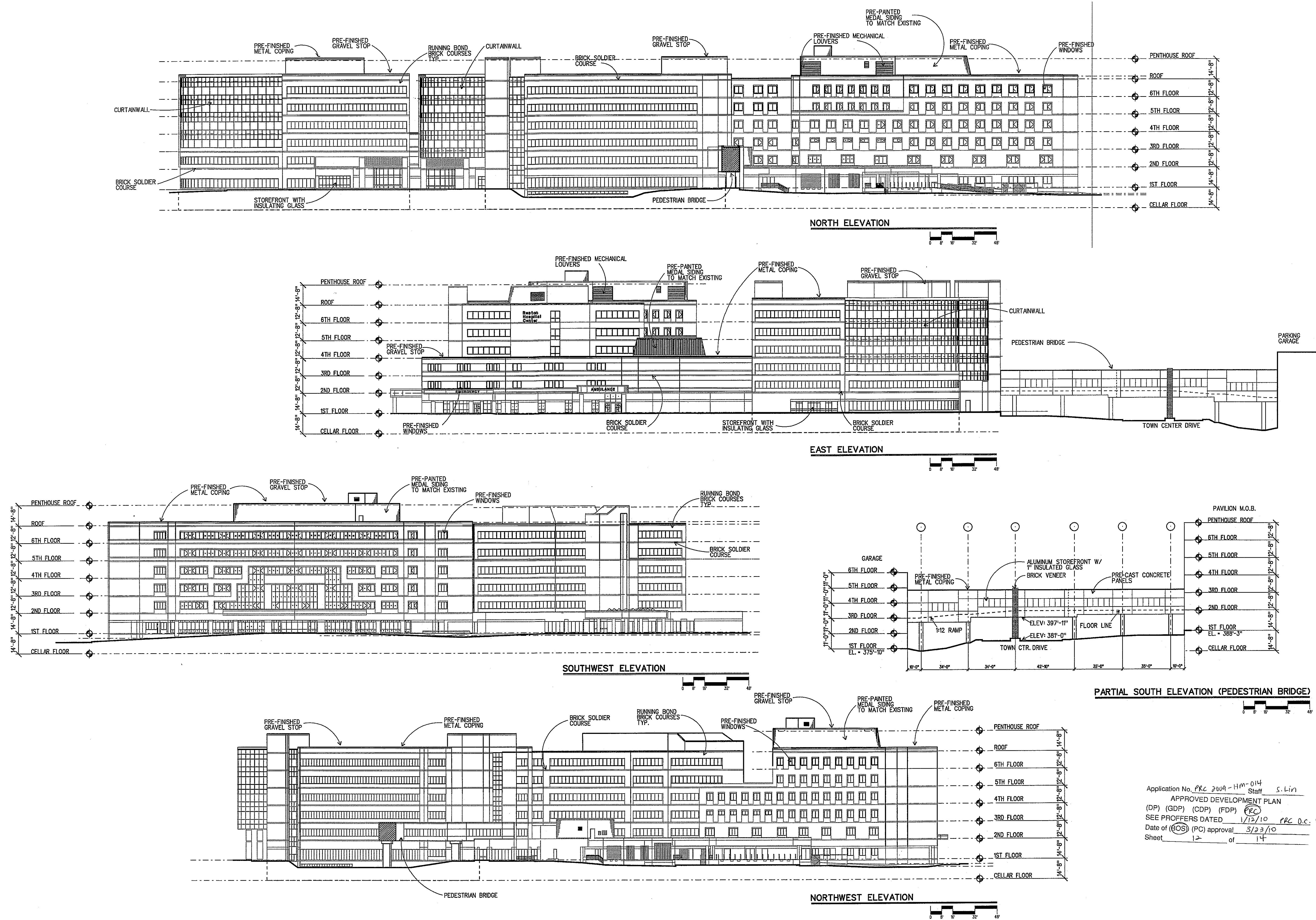
| REVISION DATE | DESCRIPTION |
|---------------|-----------------------------|
| 04/08/09 | FLOOR AREA REVISION |
| 05/27/09 | RESPONSE TO COUNTY COMMENTS |
| 09/17/09 | RESPONSE TO COUNTY COMMENTS |
| 10/14/09 | RESPONSE TO COUNTY COMMENTS |

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Richard L. Miller, Architect

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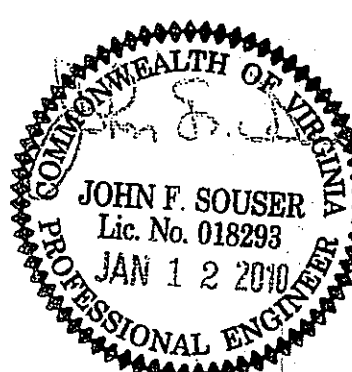


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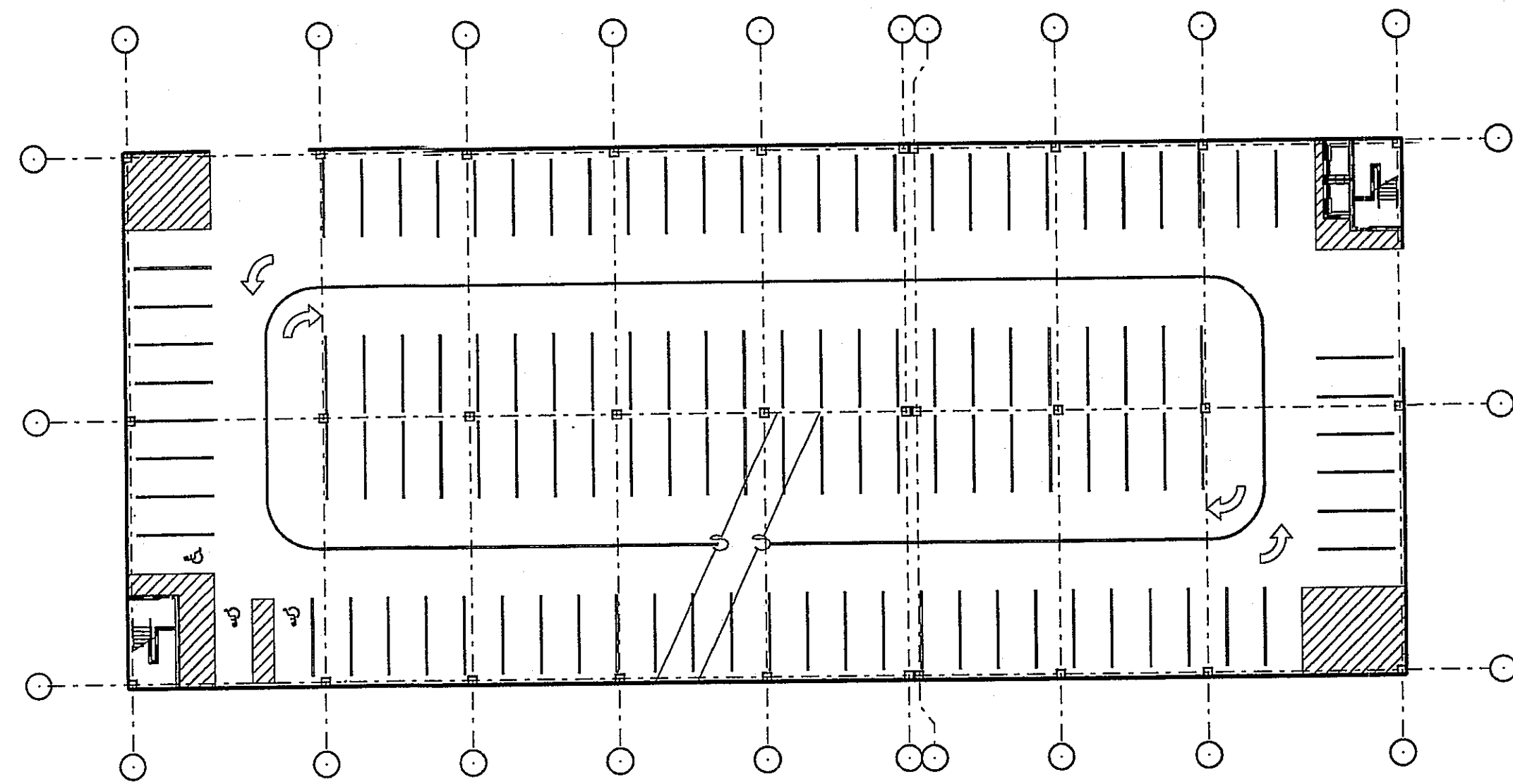
ESa
Earl Swenson Associates
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Nashville, Tennessee 37203
Richard L. Miller, Architect

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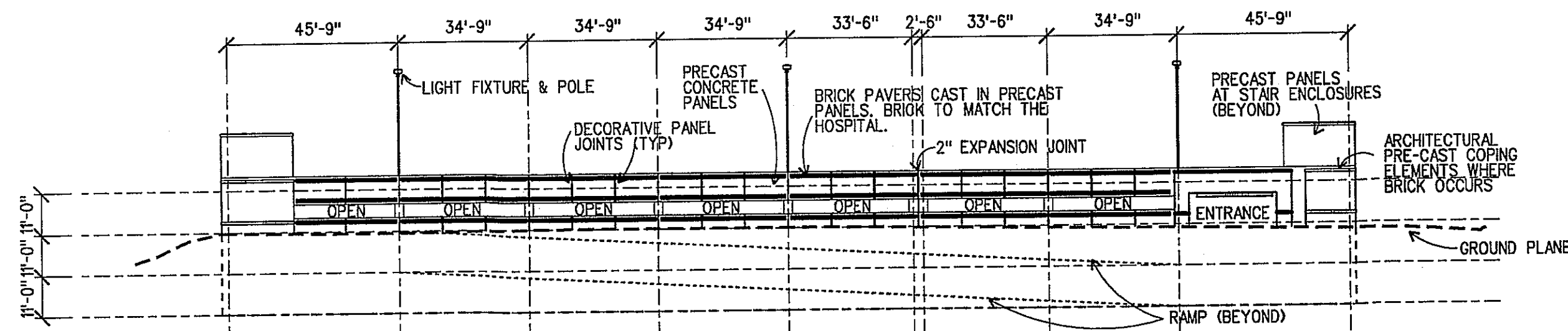


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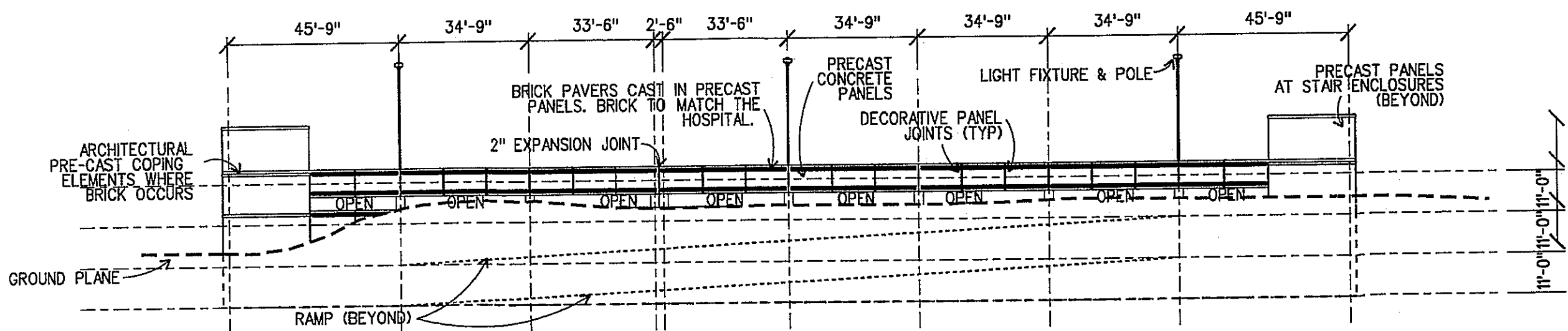
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|-------------------------------|--------------|----------------|------------------------|---------------------------------|-----|-----------------|--|
| RESTON HOSPITAL CAMPUS | | | | RESTON, VA | | SHEET # | |
| HUNTER MILL DISTRICT | | | | ARCHITECTURAL ELEVATIONS | | 12 OF 14 | |
| SCALE: NA | CHECKED: JCB | DATE: 02/13/09 | PROJECT NUMBER: 080114 | DRAWN: JCB | BY: | | |



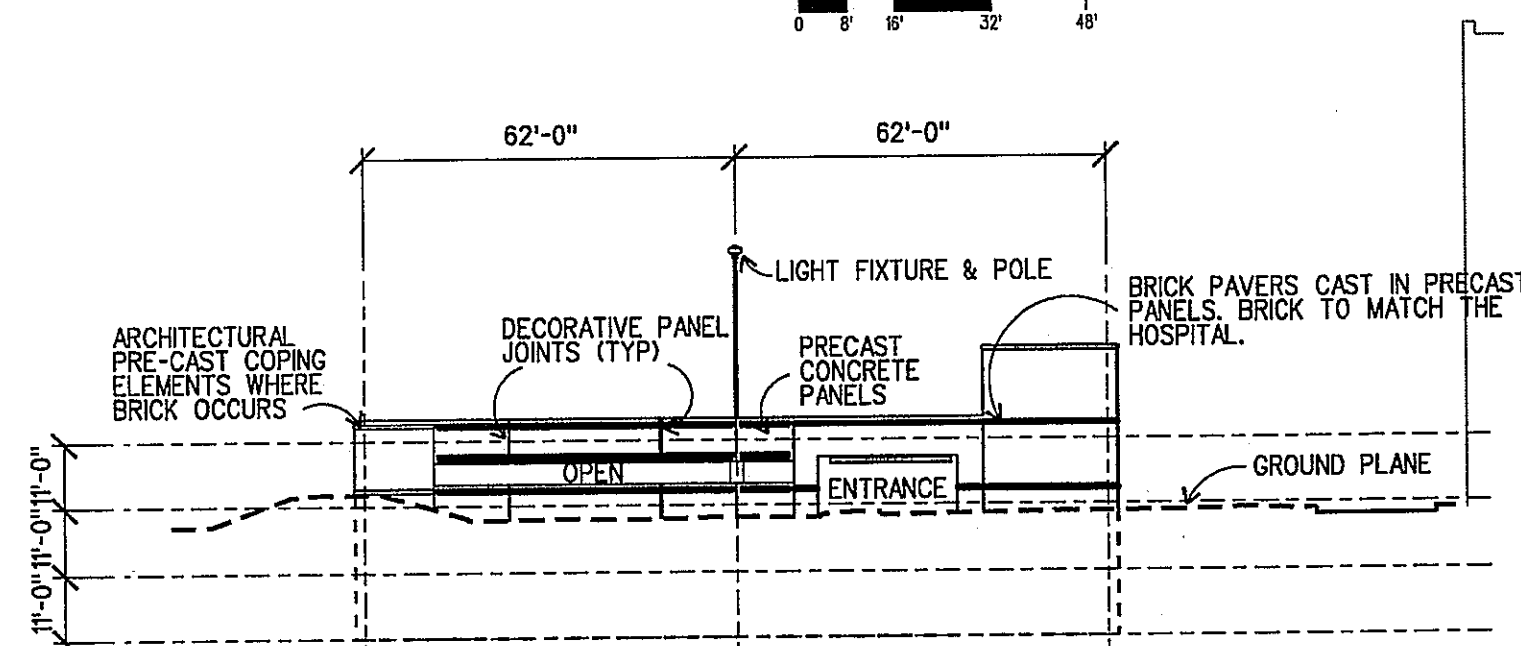
TYPICAL FLOOR PLAN - SOUTH GARAGE



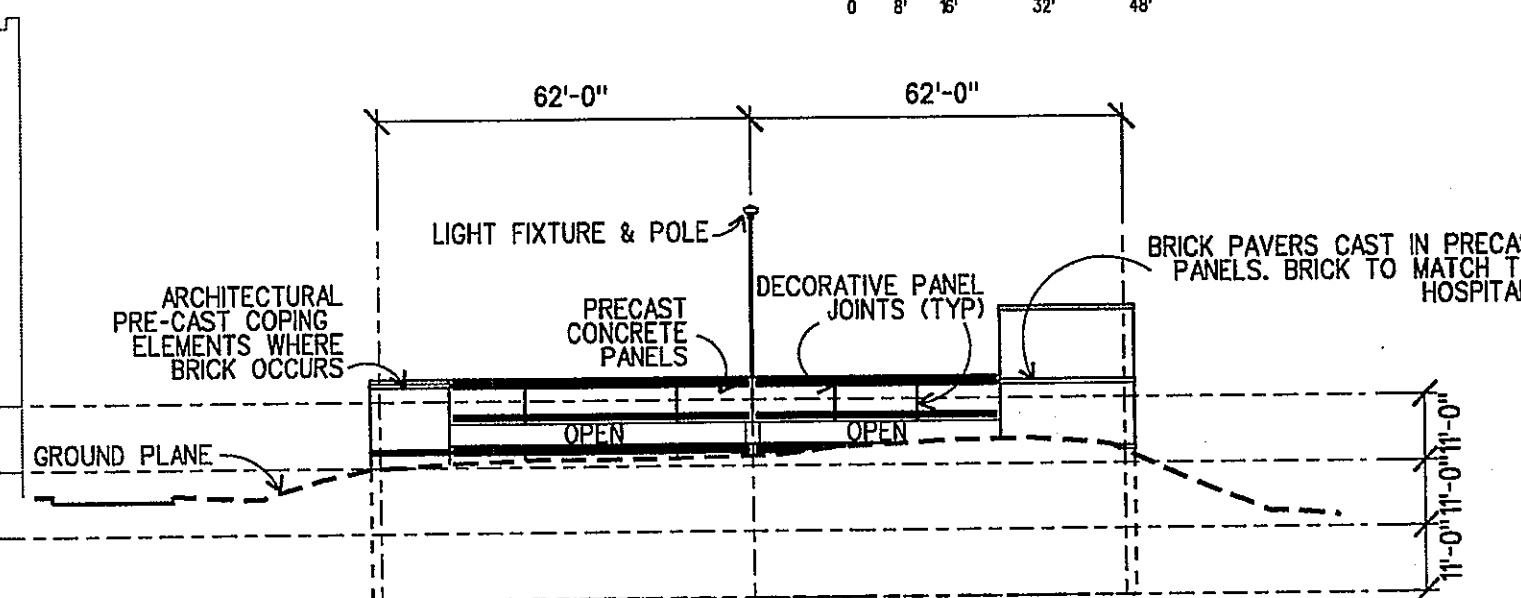
NORTH ELEVATION - SOUTH GARAGE



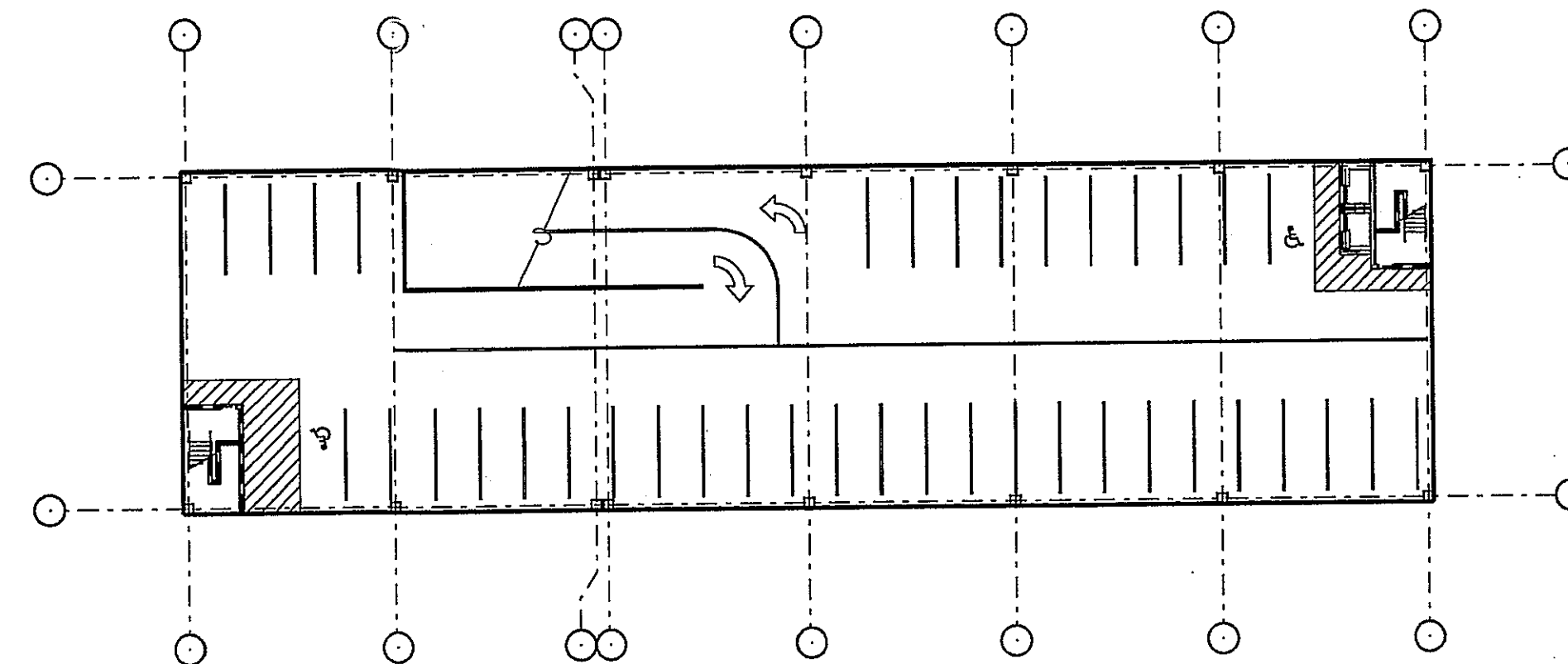
SOUTH ELEVATION - SOUTH GARAGE



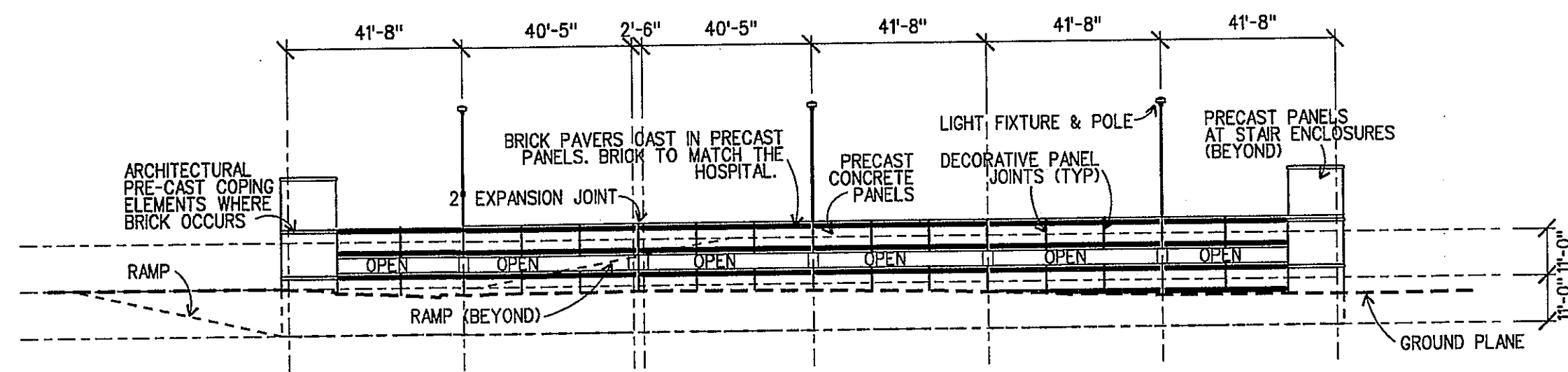
EAST ELEVATION - SOUTH GARAGE



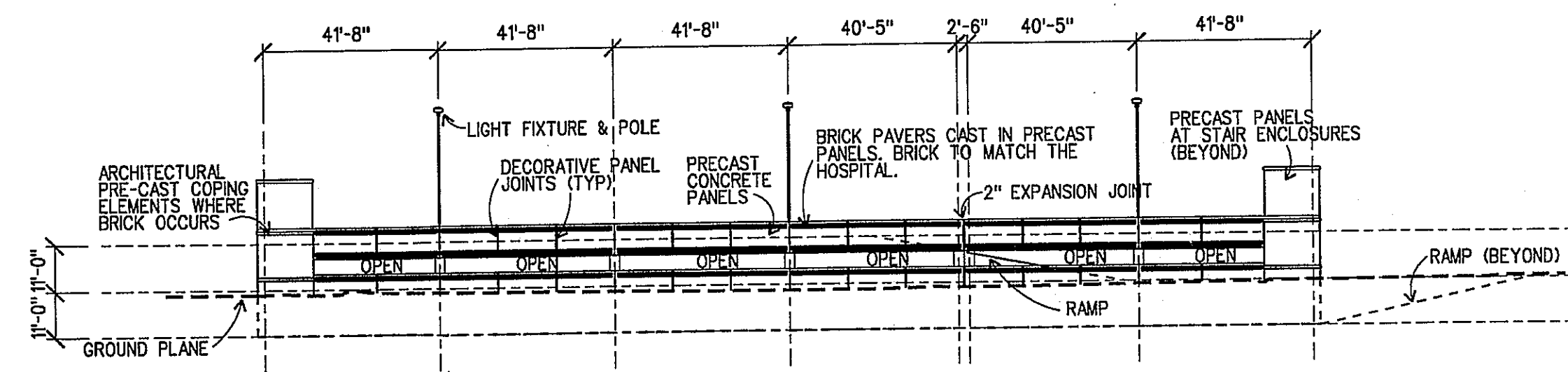
WEST ELEVATION - SOUTH GARAGE



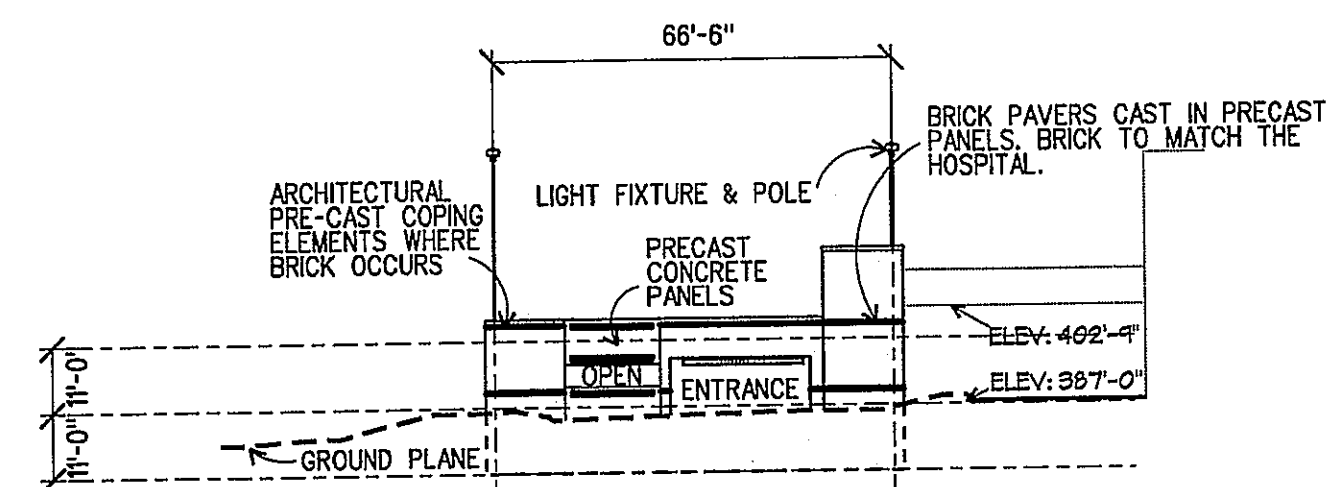
TYPICAL FLOOR PLAN - EAST GARAGE



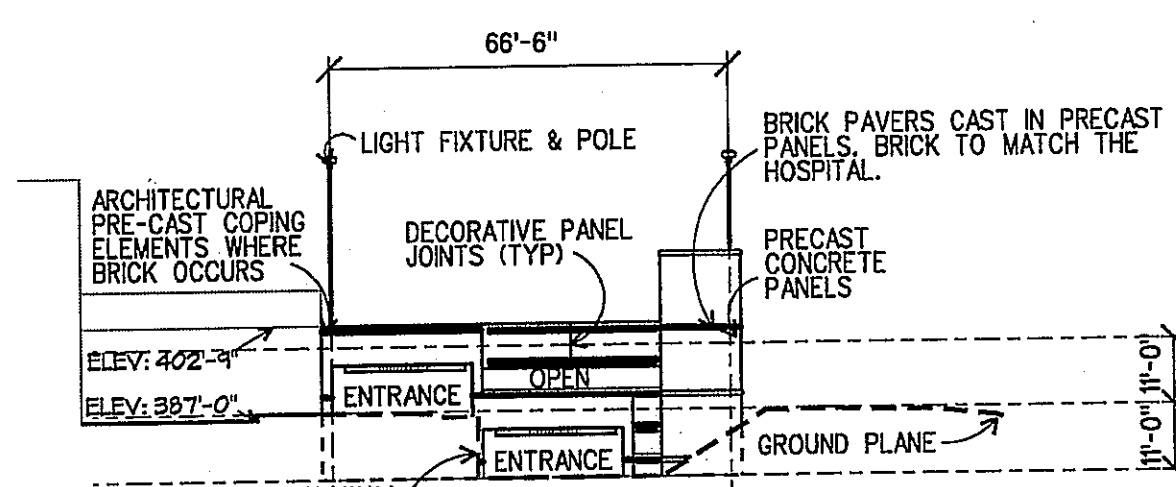
EAST ELEVATION - EAST GARAGE



WEST ELEVATION - EAST GARAGE



NORTH ELEVATION - EAST GARAGE



SOUTH ELEVATION - EAST GARAGE



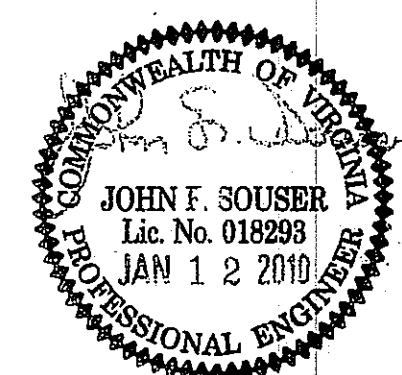
Application No. PRC 2009-HM-014 Staff S. Lin
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) (PC) PRC
 SEE PROFFERS DATED 1/12/10 PRC 02/12/10
 Date of (BOS) (PC) approval 3/23/10
 Sheet 13 of 14

ADTEK
 CIVIL STRUCTURAL SPECIALTY ENGINEERING & LANDSCAPE ARCHITECTURE
 3251 Old Lee Highway, Suite 405
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 www.adtekeengineers.com

ESa
 Earl Swenson Associates
 2100 West End Avenue
 Nashville, Tennessee 37203

Richard L. Miller, Architect

| REVISION DATE | DESCRIPTION |
|---------------|-----------------------------|
| 04/09/09 | FLOOR AREA REVISION |
| 05/21/09 | RESPONSE TO COUNTY COMMENTS |
| 09/1/09 | RESPONSE TO COUNTY COMMENTS |
| 10/14/09 | RESPONSE TO COUNTY COMMENTS |



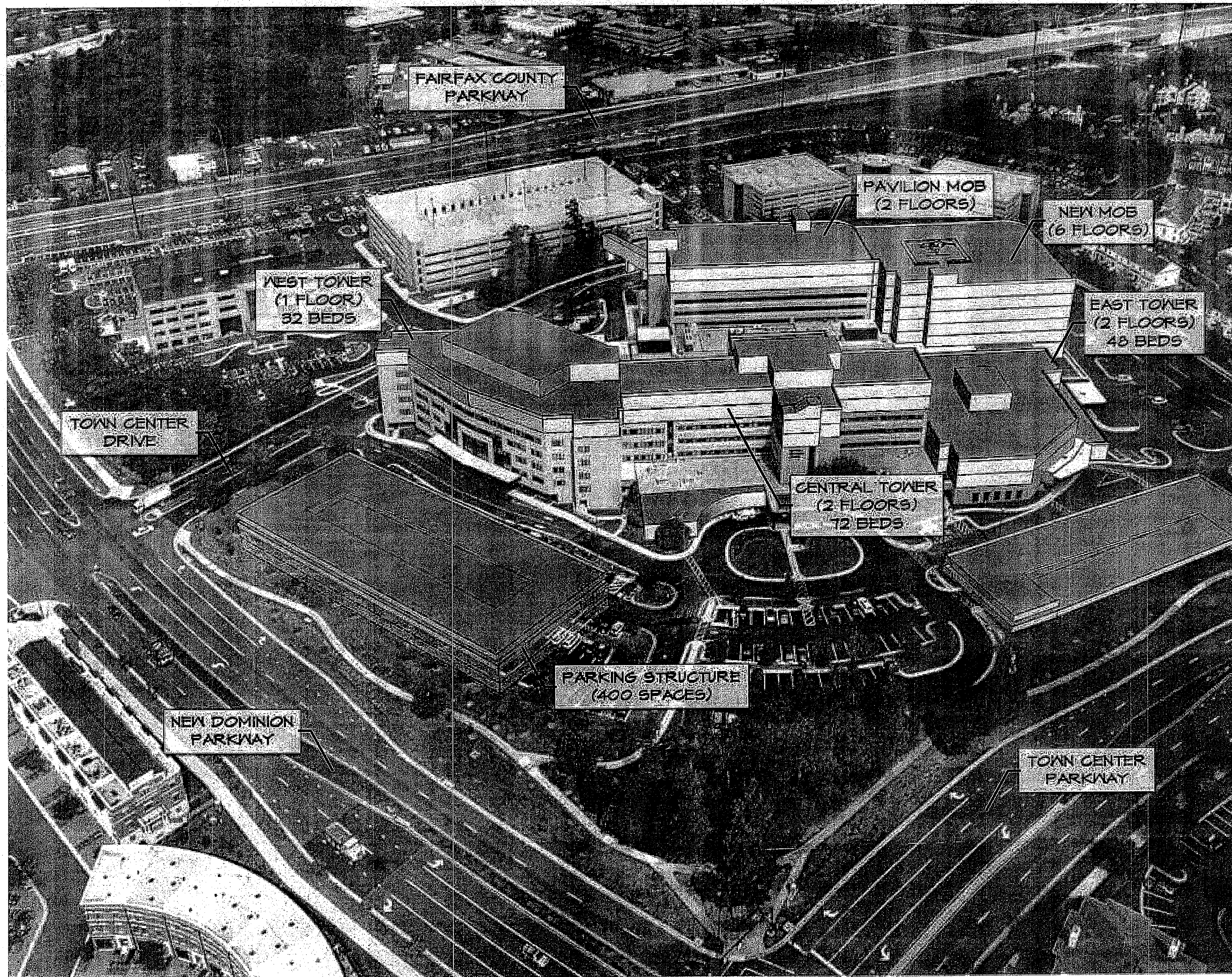
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RESTON HOSPITAL CAMPUS
HUNTER MILL DISTRICT RESTON, VA
ARCHITECTURAL ELEVATIONS

| | | |
|-------------------------|----------------|----------|
| SCALE: NA | DATE: 02/13/09 | SHEET# |
| DRAWN BY: JCB | CHECKED BY: DP | 13 OF 14 |
| PROJECT NUMBER: 0801.14 | | |

FOR INFORMATION ONLY

\\pva\080114 - Reston Hospital Comprehensive Plan Amendment\Draw 080114\DWG\PRG PLANNING STUDY\PRG PLAN\A-C-10 ARCH ELEV.dwg PLOTTED Jan 12, 2010



Application No. PRC 2009-HM-014 Staff S-Lin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) PRC
SEE PROFFERS DATED 1/12/10 PRC 1/29/10
Date of (ECOS) (PC) approval 3/23/10
Sheet 14 of 14

COLOR LEGEND
FUTURE FLOOR

| | | | |
|---|-----------------|------------------------|--------------------|
| RESTON HOSPITAL CAMPUS HUNTER MILL DISTRICT ARCHITECTURAL EXHIBIT | | DATE: 02/13/09 | SHEET# 14 OF 14 |
| | | PROJECT NUMBER: 080114 | |
| SCALE: NA | CHECKED BY: JCB | | |

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| 10/14/09 | RESPONSE TO COUNTY COMMENTS |
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COMMONWEALTH OF VIRGINIA
JOHN F. SOUSER
Lic. No. 018293
JAN 12 2010
PROFESSIONAL ENGINEER

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